





Set in the heart of Petersfield, a historic market town and constructed in the 1970s, Castle Garden is host to this spacious, light and airy two bedroom, second floor apartment with an original 70s feel. Set within lovely, well maintained communal lawned gardens.

Without doubt, this apartment has the most wonderful views from the triple aspect lounge/dining room across to the South Downs and the property offers a marvellous feeling of serenity.

Recently redecorated internally with a charming Retro touch and replaced windows, it offers a blank canvas for the discerning buyer.

This property comes with its own Garage, accessed by a security digital key fob to the underground parking complex. Also included are two Parking permits.

Set within the bustling market town of Petersfield with all amenities, music, art, open air swimming pool, GP and minor injury Surgery, schools and so much more.

The mainline railway station is on the doorstep with access to London, Waterloo in just 1 hour and the A3 in to London

The accommodation comprises:

Triple aspect, spacious lounge with separate dining area and lovely sweeping views across to the South Downs and over the communal gardens.

Hallway with ample storage.



From the hallway you enter the kitchen with a range of floor and wall mounted units with ample work surface areas and a window over looking Petersfield town.

Master bedroom with double built in wardrobe. Second bedroom with built in single wardrobe.

Both have lovely, scenic views.

Bathroom suite with shower over bath, hand basin and WC and window overlooking the town.

Double glazed, replaced windows. Electric storage heating system.

Council Tax Band - C - £1888 per annum

Share of freehold with a lease length of 979 years remaining.

Yearly management/service charge of £1800.

Two parking permits and own underground garage.

Electric storage heating, mains water, electricity and sewage.

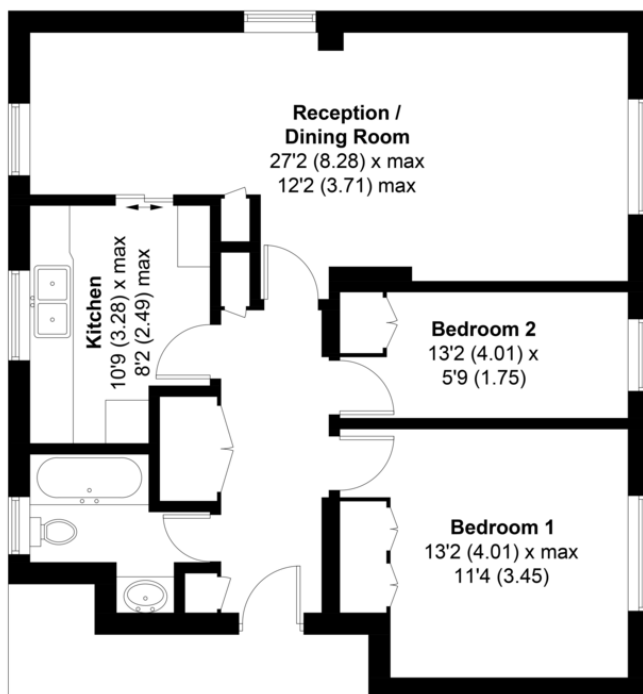
Please contact Jacobs & Hunt to arrange a viewing.

**WE ARE OPEN 7 DAYS A WEEK FOR YOUR VIEWING CONVENIENCE!**



## 45 Castle Garden, Swan Street, GU32 3JD

APPROXIMATE GROSS INTERNAL AREA = 744 SQ FT / 69.1 SQ M



### THIRD FLOOR

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID1118040)

Produced for Jacobs & Hunt - Petersfield

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

26 Lavant Street, Petersfield,  
Hampshire, GU32 3EF

www.jacobshunt.co.uk  
01730 262744  
properties@jacobshunt.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



Zoopla rightmove OnTheMarket