



Sussex Road, Petersfield

Asking Price £400,000



Williams of Petersfield

INDEPENDENT ESTATE AGENTS

Sussex Road, Petersfield

Charming Grade II Listed Cottage in a Prime Town-Centre Location

Situated on the sought-after Sussex Road, just a short stroll from the High Street and town centre amenities, this delightful two-bedroom Grade II Listed terraced cottage is arranged over three floors and is brimming with character and period charm.

Upon entering, you are welcomed into a spacious living room featuring an exposed brick chimney breast and attractive fireplace, creating a warm and inviting focal point. Opposite, a second reception room offers versatile living space, ideal as a dining room, snug, or home office, while retaining the cottage's abundance of original character. To the rear, the kitchen benefits from a useful pantry storage area, and a side door provides access to the elevated courtyard terrace.

The first floor comprises two bedrooms accessed from a rear landing. The principal bedroom is a generous double with fitted wardrobes, while the stylish family bathroom is fitted with a contemporary white suite. A staircase from the landing leads to the impressive loft room, offering excellent additional accommodation suitable as a study, playroom, occasional guest room, or hobby space. Featuring exposed beams and considerable character, the room benefits from excellent floor space, although some areas have restricted headroom.

Outside, the property enjoys a unique elevated paved terrace, accessed via stone steps from a secure covered side passageway. Enclosed by a charming flint wall and picket fencing, this private outdoor space provides the perfect setting for relaxing or al fresco dining. A pedestrian gate also allows neighbouring access through the covered passageway to the street.

Combining period features, flexible accommodation, and a convenient central location, this characterful cottage presents an excellent opportunity for those seeking a distinctive home close to the heart of town.



Location

Petersfield is a market town and civil parish in the East Hampshire district of Hampshire. It is 17 miles north of Portsmouth on the A3 road. The town has its own railway station on the Portsmouth direct line, the mainline rail link- connecting Portsmouth and London (Waterloo). The town is situated on the northern slopes of the South Downs. Petersfield lies wholly within an area of outstanding natural beauty and within the boundary of the South Downs National Park. The town is on the crossroads of the well-used north-south (A3) and east-west (A272) routes and it originally grew as a coach stop on the Portsmouth to London route. Petersfield is twinned with Barentin in France and Warendorf in Germany. Petersfield is a popular location for families, due to the choices of schools available, including; Churchers College, The Petersfield School (TPS) Herne Junior school and a number of infant schools and playgroups nearby. The town centre offers a good selection of shops and facilities, including Waitrose, Tescos and Lidl supermarkets and a mixture of High street brands and local independent businesses. Being within the South Downs National Park there are a plethora of country walks and cycle paths and the jewel in the Town's crown is the Heath & Lake.

Local authority

East Hampshire District Council

Tenure

Freehold

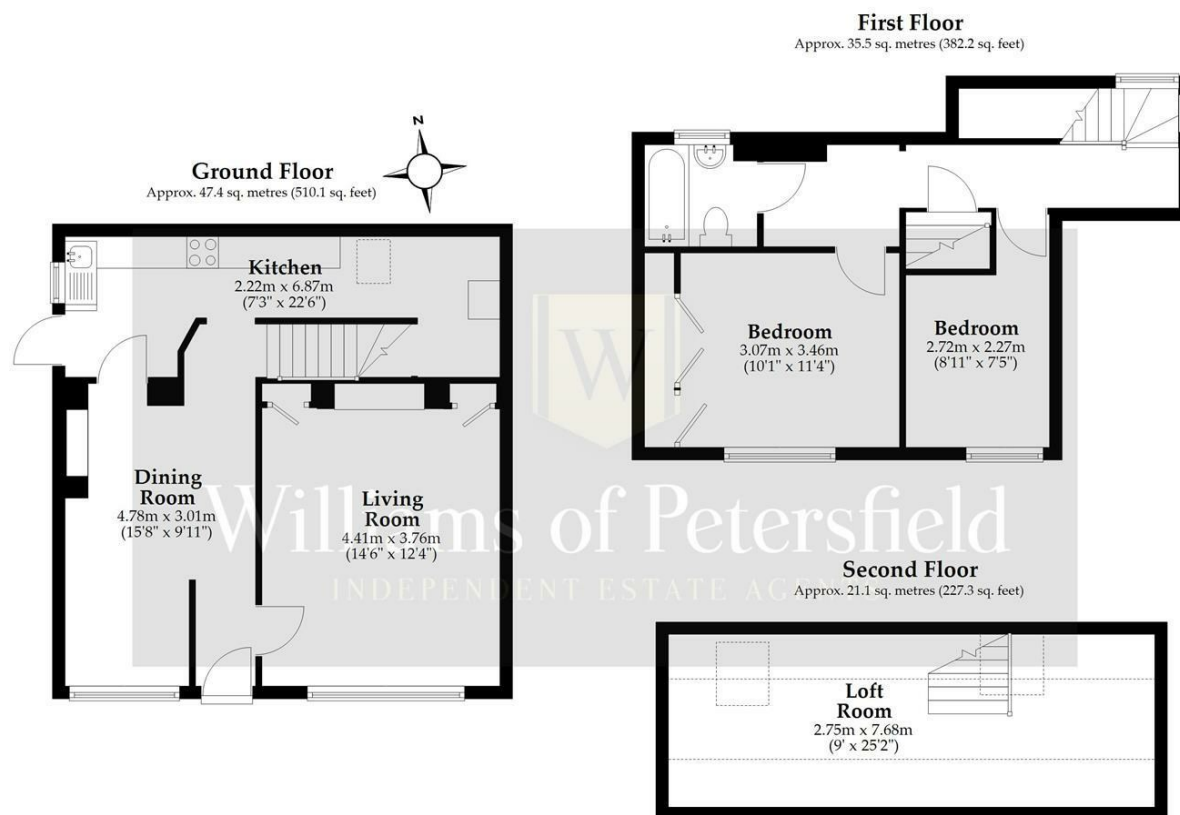
Additional Information

All main services
EPC - E
Tax Band - C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	41	81
England & Wales	EU Directive 2002/91/EC 	

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6 - 8 College Street, Petersfield, Hampshire, GU31 4AD

01730 233333 sales@williamsopetersfield.co.uk www.williamsopetersfield.co.uk

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