



Idsworth Down, Petersfield

Offers Over £450,000



Williams of Petersfield

INDEPENDENT ESTATE AGENTS

Idsworth Down, Petersfield

Williams of Petersfield are delighted to present this well-appointed two-bedroom apartment, ideally located in the sought-after area of Idsworth Down, Petersfield.

The property offers a spacious and thoughtfully designed layout, an open-plan kitchen, dining, and living area. The kitchen is well maintained and finished in a modern white suite, featuring integrated appliances, eye- and base-level units, and ample worktop space. It flows seamlessly into the dining and living area, which enjoys pleasant views over the green spaces surrounding Compton House and provides a bright, airy feel throughout.

The apartment comprises two bedrooms, including a generous double with built-in storage and a contemporary ensuite shower room. The second bedroom, also with built-in storage, is versatile and well suited as a child's room, home office, or hobby space. A separate family bathroom is fitted with a bath and shower attachment, complemented by stylish grey tiling.

Additional benefits include lift access, one allocated parking space as well as visitor parking, and well-maintained communal grounds, with a convenient footpath providing easy access into Petersfield.



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, Tesco 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
Penns Place, Petersfield
Hampshire, GU31 4EX
01730 266551


Tenure

Leasehold
107 Years remaining on the lease
£1546.21 Half yearly service charge
£200.00 Yearly ground rent

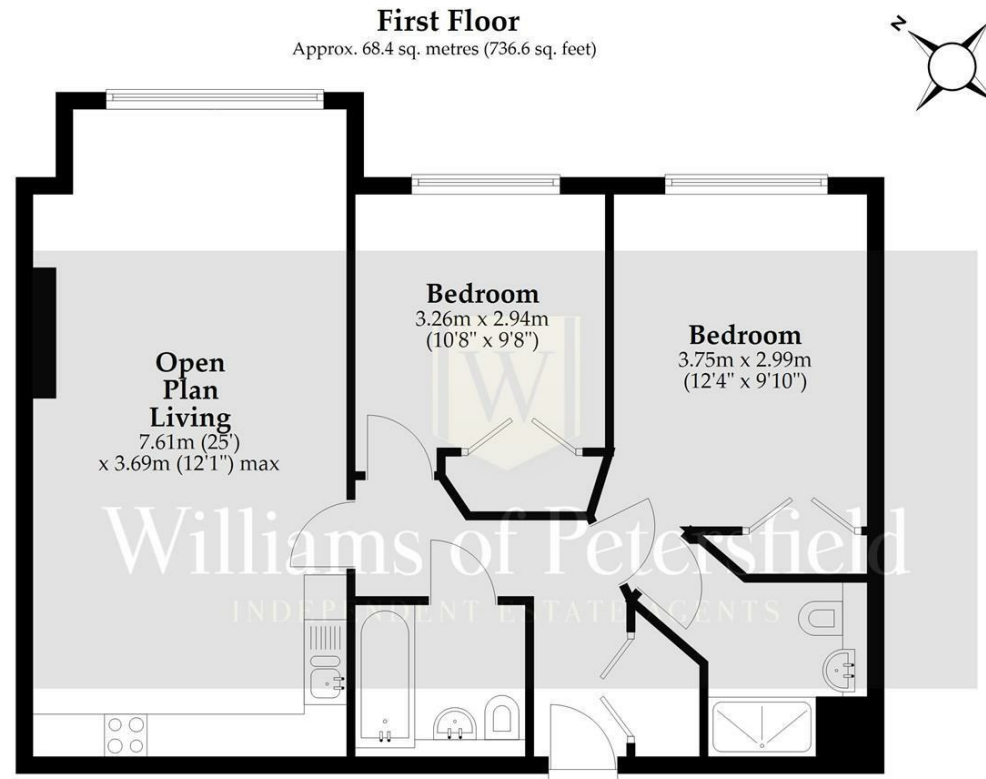
Additional Information

All main services
EPC - C
Tax Band - D



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

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Total area: approx. 68.4 sq. metres (736.6 sq. feet)

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