



Edward Terrace, Alresford

*At home in Hampshire*

  
**Hellards**

# 1 Edward Terrace, Sun Lane

ALRESFORD, HAMPSHIRE SO24 9LY

**Guide Price £625,000**

- Three Bedroom Character Home
- No Onward Chain
- Well Presented Throughout
- Close to Town Centre
- Kitchen/Dining Room with Doors to Garden
- Sitting Room with Bay Window
- Garage with Loft Space
- Pretty, Low Maintenance Rear Garden

Perfectly positioned close to the centre of Alresford, with its delightful array of shops, cafés and amenities, this beautifully presented three-bedroom home combines character and modern comfort. Thoughtfully extended, the property offers generous and versatile living space with an easy flow throughout.

The welcoming entrance hall opens into a spacious kitchen/dining room overlooking the pretty rear garden. The elegant sitting room features a charming bay window with a window seat, creating a light-filled and relaxing space. Completing the ground floor is a versatile study/library and a practical cloakroom/utility room.

Upstairs, the dual-aspect principal bedroom is wonderfully bright, complemented by two further double bedrooms and a bath/shower room.

Outside, the property boasts an attractive front garden and a lovely rear garden with raised beds and a terraced area—ideal for summer entertaining. At the end of the garden sits a wider than normal garage, sufficient for a smaller car, and offering loft space with potential for conversion into a studio or workshop.





Alresford is a beautiful Georgian town known for its variety of independent shops, restaurants and inns located in stunning surroundings on the edge of the South Downs National Park. Attractions include the Watercress steam railway, schools for infant, junior and secondary education, several churches and an active and inclusive community. The cathedral city of Winchester is about 7 miles away and there is easy access to the south coast, the midlands and London via the road network. There is also mainline rail access to London from both Winchester and Alton. Southampton airport is only about half an hour away by car.

#### **SERVICES**

Mains Gas, Water, Electricity and Drainage are understood to be connected.

#### **LOCAL AUTHORITY**

Winchester City Council  
Council Tax Band E

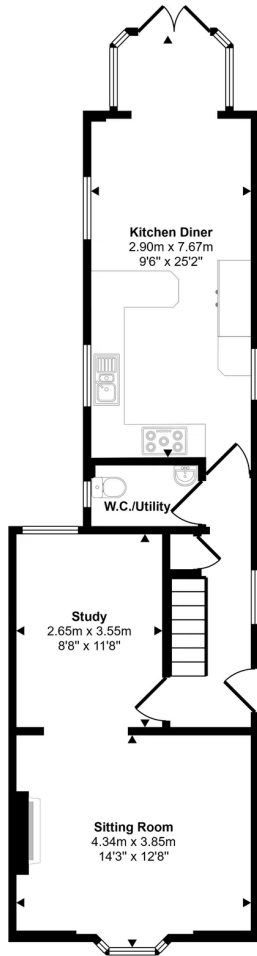
#### **DIRECTIONS**

From our offices in Broad Street, turn left on East Street. At the end of the long terrace on East Street, turn right into Sun Lane. After a short distance, the house will be found on the corner of Sun Lane and Haig Road.

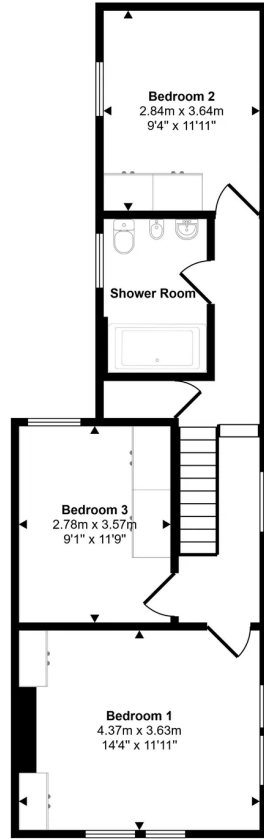
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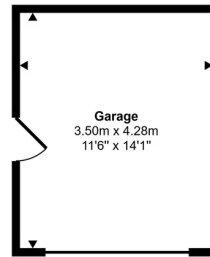
Approx Gross Internal Area  
125 sq m / 1349 sq ft



Ground Floor  
Approx 57 sq m / 611 sq ft

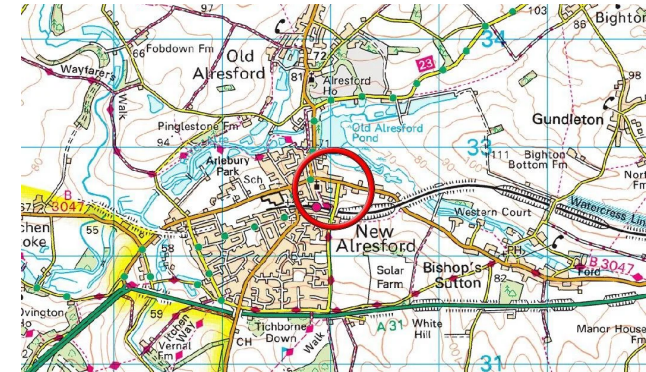


First Floor  
Approx 54 sq m / 576 sq ft



Garage  
Approx 15 sq m / 161 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		73
(55-68)	<b>D</b>	58	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## Hellards Estate Agents

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has NOT been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.