





Situated in the heart of Station Road, Petersfield, this appealing early 1900s converted ground floor maisonette offers generous and well-presented accommodation within easy walking distance of the town centre and mainline railway station, making it particularly attractive for commuters and town-lovers alike.

The property is accessed via its own private front door located to the side of the building and also benefits from side access, adding to the sense of independence and practicality. The current owners have carefully improved the home, which is presented in excellent condition throughout, successfully blending period character with contemporary finishes. Features include high ceilings, good proportions and an abundance of natural light.

The spacious sitting room is a standout feature, with bay windows and high ceilings creating a bright and inviting living space. To the rear, the kitchen/dining room enjoys a triple aspect and French doors opening directly onto the garden, providing a flexible and sociable area ideal for both everyday living and entertaining.



The property offers two large double bedrooms, with the principal bedroom featuring integrated storage and French doors opening onto the rear garden. A stylish contemporary bathroom completes the internal accommodation.

Outside, the home enjoys a large, private and fully enclosed rear garden, with no properties immediately behind - a particularly rare and desirable feature for such a central location.

Further benefits include eligibility for two resident parking

permits within Zone 2, allowing convenient parking close to the property and in various locations throughout Petersfield.

A characterful and spacious home in an excellent central location, offering quality accommodation and convenience in equal measure.

Double glazed throughout

Gas central heating

All mains services

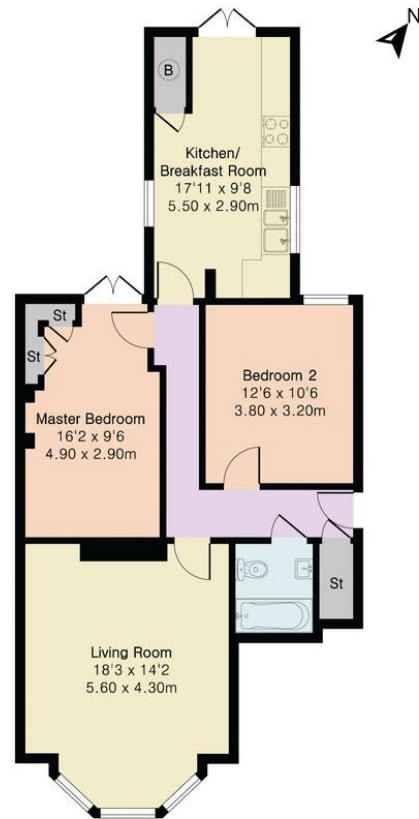
Council tax band C - £1984 per annum

Share of Freehold - 113 years remaining on lease.

Viewings through the vendors' sole agents, Jacobs & Hunt, Petersfield.



Approximate Gross Internal Area 815 sq ft - 76 sq m



Ground Floor



26 Lavant Street, Petersfield,
Hampshire, GU32 3EF

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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



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