Jacobs & Hunt

FLAT A, SPAIN HOUSE, 5 THE SPAIN, PETERSFIELD, HAMPSHIRE, GU32 3JZ

GUIDE PRICE £395,000

Absolutely charming two bedroom first floor apartment in this beautiful Grade II Listed building, situated in The Spain, Petersfield. The property is just a few minutes walk from the town centre and mainline railway station.

The apartment is south facing, affording views across to Butser Hill. Offering no onward chain, wonderful private communal gardens with store, and a private garage adjacent to the house.

Another feature of the apartment is it offers a share of the freehold together with a long lease and no Ground Rent.

Accommodation comprises beautiful, period front door leading to a communal hallway with electric stair lift with stairs leading to first floor.

Private door leading to the hallway, door to utility room with plumbing for washing machine, WC & hand basin.

Bedroom two with large sliding sash window with views to the front of the apartment.

Wonderful kitchen/dining room with laminate wood flooring, bespoke white painted floor and wall units with work tops, island unit with induction hob and concealed extractor fan and small breakfast bar. Built in window seat with views across to Butser Hill through the large, sliding sash window,
Integrated Neff electric oven, microwave and dishwasher. Space for table and chairs.

Door leading to inner hallway access to family bathroom with bath, WC, hand basin and standalone shower cubicle.

Sitting room with large sliding sash window with views across to Butser Hill, electric fitted fire with mantle over and built-in bookshelves and cupboards below on both sides.

The Master bedroom is at the rear of the property and overlooks the communal gardens, being of excellent size with two double built-in wardrobes.

Outside there are lovely, tranquil communal gardens with a large lawn and an old stock brick wall. There is a gardener. Private garage with electrically operated door and space for one car, close to the entrance to the apartment.

Mains gas, water, electricity and sewage.

Council Tax Band D - £2333 per annum

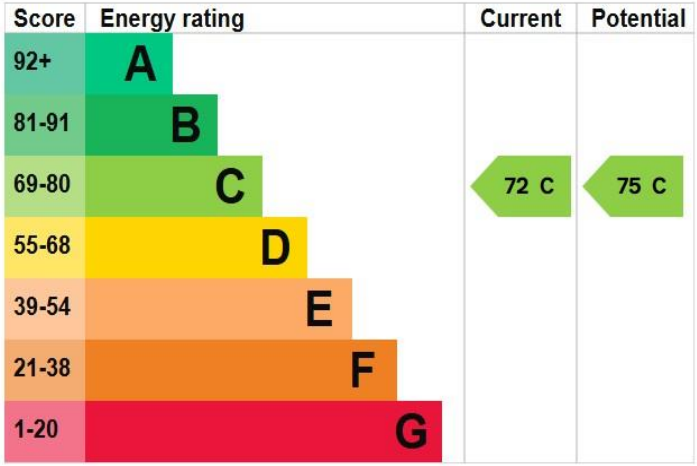
Share of freehold - remaining lease in excess of 900 years.

No Ground Rent payable. Annual maintenance charge

Approximate Gross Internal Area 1178 sq ft - 109 sq m
(Excluding Garage)

Ground Floor Area 112 sq ft – 10 sq m
First Floor Area 1066 sq ft – 99 sq m
Garage Area 175 sq ft – 16 sq m

Garage Ground Floor First Floor



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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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