



Idsworth Down, Petersfield

**Offers Over £450,000**



**Williams of Petersfield**

INDEPENDENT ESTATE AGENTS

## Idsworth Down, Petersfield

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

Offering a spacious and thoughtfully designed layout, the property centres around an impressive open-plan kitchen, dining and living space. The contemporary kitchen is finished in a stylish white suite and features integrated appliances, a range of eye- and base-level units, and generous worktop space. The kitchen flows seamlessly into the bright and airy living and dining area, which enjoys attractive views across the green spaces surrounding Compton House.

The apartment comprises two well-proportioned bedrooms. The principal bedroom benefits from built-in storage and a modern ensuite shower room, while the second bedroom also features built-in storage and offers excellent versatility as a guest bedroom, nursery, home office or hobby room. A separate family bathroom is fitted with a bath and shower attachment, complemented by contemporary grey tiling.

Further benefits include lift access, an allocated parking space, additional visitor parking, and beautifully maintained communal grounds. A convenient footpath provides easy pedestrian access into Petersfield town centre, making this an ideal home for first-time buyers, downsizers or investors alike.



## 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

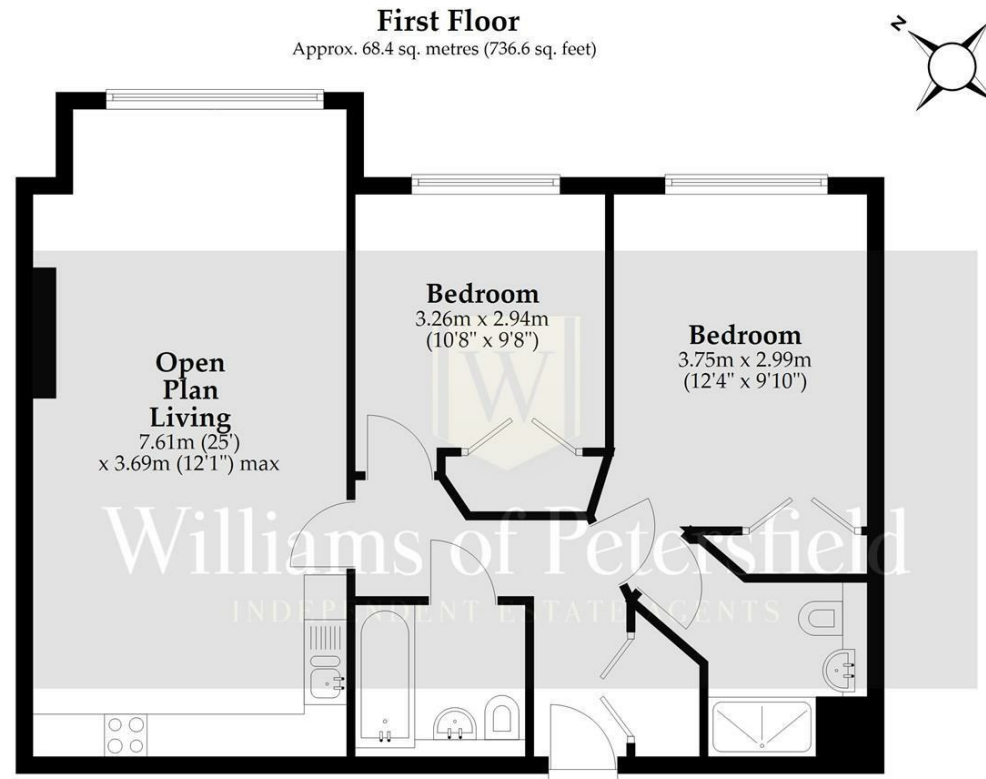
All main services  
EPC - C  
Tax Band - D



## Energy Efficiency Rating

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

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

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