





A bright and beautifully proportioned first floor retirement apartment, ideally placed within about 500 metres of Petersfield town centre.

Lavant Court enjoys a central position close to the town's full range of amenities, including the Ramswalk Shopping Precinct, major High Street banks, the Post Office, the Library, and a nearby Tesco Express. Petersfield mainline station offers fast services to London in around an hour, while the A3/A3(M) provides swift access to both London and the South Coast.

This first floor flat offers light, well-proportioned accommodation throughout, with a generous principal bedroom and a spacious living room. Storage is excellent, with double wardrobe cupboards fitted in both bedrooms and the entrance hall. There is also a useful separate freezer/storage cupboard adjacent to the kitchen, providing valuable additional space and offering potential for the kitchen to be extended into in the future.

Built by McCarthy Stone, Lavant Court provides high-quality sheltered accommodation for the retired within a warm and friendly community. Residents benefit from a communal sitting room, laundry room, lift access, and a security alarm system.

ACCOMMODATION

The accommodation comprises:-L-SHAPED ENTRANCE HALL
Entry telephone. . Double mirror-fronted wardrobe
cupboard with hanging and shelves. Telephone point. Large
walk in cupboard containing lagged hot water tank and
immersion heater. Electricity meter. Light. Shelves



LIVING ROOM

About 3.81m x 3.20m (12 into bay x 10). Adam-Style fireplace with marble insert and hearth. TV point. Two wall light points. Night storage heater. Walk-in storage cupboard with shelves and light.

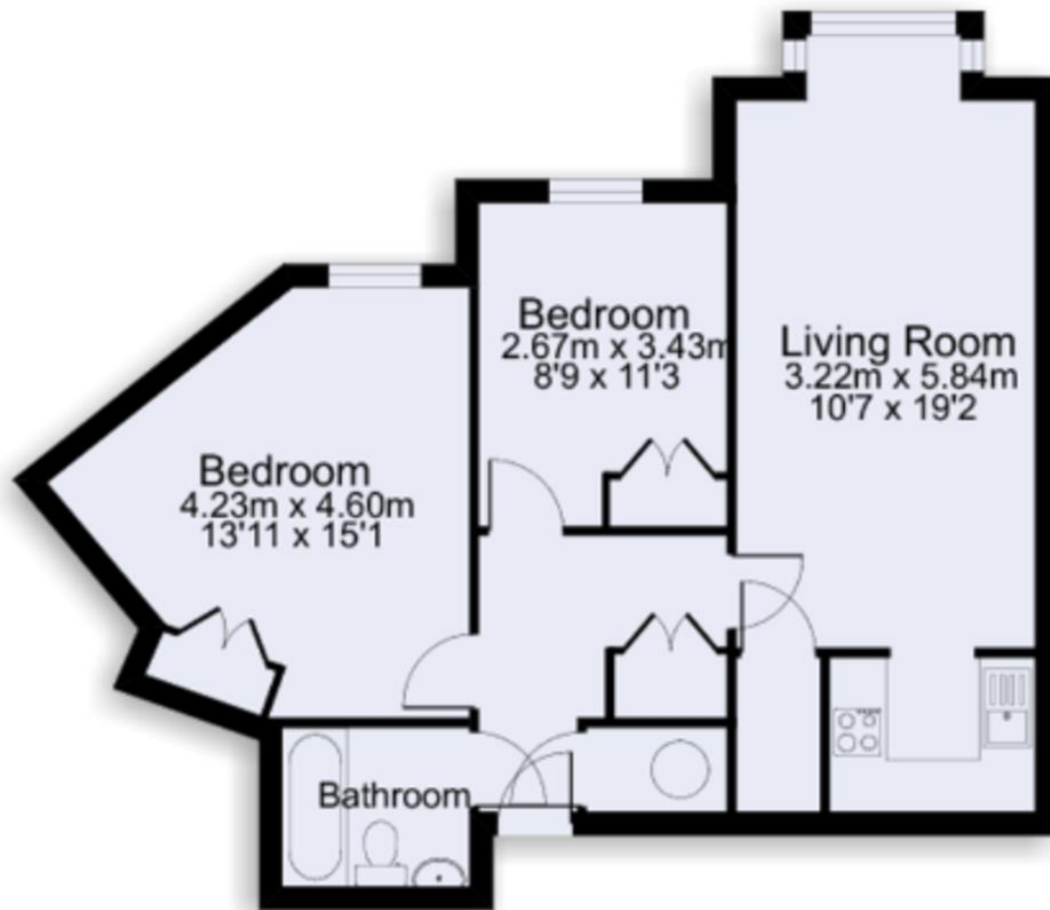
KITCHEN

Single drainer stainless steel sink with adjoining work surfaces. Cupboard and drawer below. Range of wall cupboards including feature glass fronted unit. Part tiling. Space for fridge/freezer and cooker. Electric cooker panel.

BEDROOM 1

4.67m x 3.93m (15 x 12) at widest point. Two wall light points. Telephone point. Electric night storage heater. Double mirror fronted wardrobe cupboard with hanging and shelves.





Information

26 Lavant Street, Petersfield,
Hampshire, GU32 3EF

www.jacobshunt.co.uk

01750 262744

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APPROX GROSS INTERNAL FLOOR AREA = 65.5sq/m = 704sq/ft
ALL MEASUREMENTS SHOWN (WIDTH X DEPTH)
FOR IDENTIFICATION PURPOSES ONLY - NOT TO SCALE
REF = 336/5804
www.home-plans.co.uk

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

