



The Square, Petersfield

Offers In Excess Of £180,000



Williams of Petersfield

INDEPENDENT ESTATE AGENTS

## The Square, Petersfield

The property is accessible via a communal entrance hall situated between Café Nero and Mountain Warehouse, offering both stair and lift access to the second floor.

Upon entry, you are welcomed by a hallway leading to a modern, open-plan kitchen and living area. The living room features triple-glazed French doors that open to a Juliet balcony, while the kitchen is equipped with wooden wall and base units, as well as integrated appliances, including an oven, gas hob, dishwasher, and washer/dryer.

The hallway includes two spacious storage cupboards, while the double bedroom benefits from a built-in wardrobe. The bathroom boasts a sleek, contemporary white suite with a shower over the bath.

132 years remaining on the lease.  
Ground rent - £200 annually  
Management charge -£1979  
Council Tax - C  
EPC - C



## 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, M&S Foodhall, Tescos 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 and Petersfield Open Air Pool

## Local authority

East Hampshire District Council  
Penns Place, Petersfield  
Hampshire, GU31 4EX  
01730 266551


## Additional Information

All main services

## Tenure

Leasehold

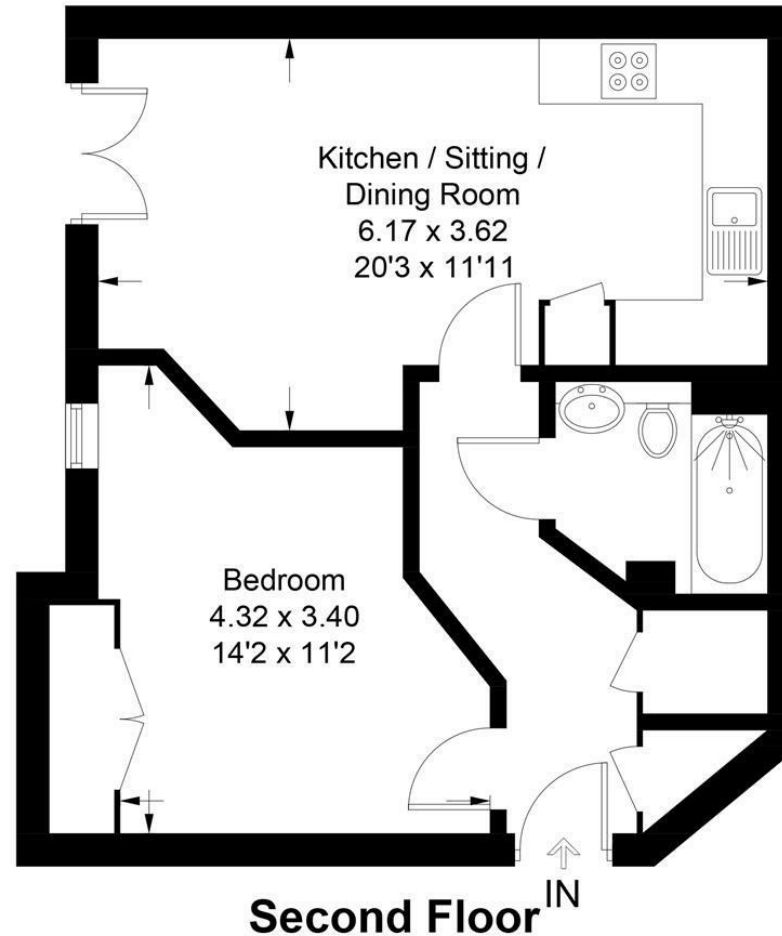
## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



# King Williams Gate, GU32 3HP

Approximate Gross Internal Area = 45.6 sq m / 491 sq ft



These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.  
Produced for Williams of Petersfield. (ID1168270)

## Williams of Petersfield

6 - 8 College Street, Petersfield, Hampshire, GU31 4AD

01730 233333 sales@williamsopfetersfield.co.uk www.williamsopfetersfield.co.uk

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