





Occupying a top floor position within a modern purpose-built development, this well-presented two-bedroom apartment extends to approximately 753 sq ft (70 sq m) and offers bright, well-balanced accommodation together with a private balcony enjoying an attractive outlook across the adjoining brook and communal green.

The apartment has been thoughtfully arranged to provide comfortable contemporary living, centred around a generous open-plan kitchen, dining and reception room. Filled with natural light, this versatile space provides clearly defined areas for cooking, dining and relaxing, with French doors opening onto the balcony, creating an attractive extension of the living accommodation and offering a peaceful setting from which to enjoy the surrounding outlook.

The kitchen is well appointed with a range of contemporary wall and base units, generous preparation space and provision for a full complement of freestanding white goods, creating a practical and functional space for everyday living.



The principal bedroom is well proportioned and benefits from built-in wardrobes, while the second double bedroom offers flexible accommodation, equally suited as a guest bedroom, home office or nursery. A modern family bathroom serves both bedrooms and is fitted with a contemporary white suite comprising a panelled bath with shower over, wash hand basin and WC.

Further benefits include gas-fired central heating, double glazing throughout, communal parking and well-maintained communal grounds. The property is offered for sale with no

onward chain.

Privett Way enjoys a convenient position on the southern side of Petersfield, within easy reach of the historic market town centre, which offers an excellent selection of independent shops, cafés, restaurants and everyday amenities. Petersfield's mainline railway station provides regular services to London Waterloo in just over an hour, while the surrounding South Downs National Park offers exceptional opportunities for walking, cycling and outdoor recreation.

LEASE INFORMATION

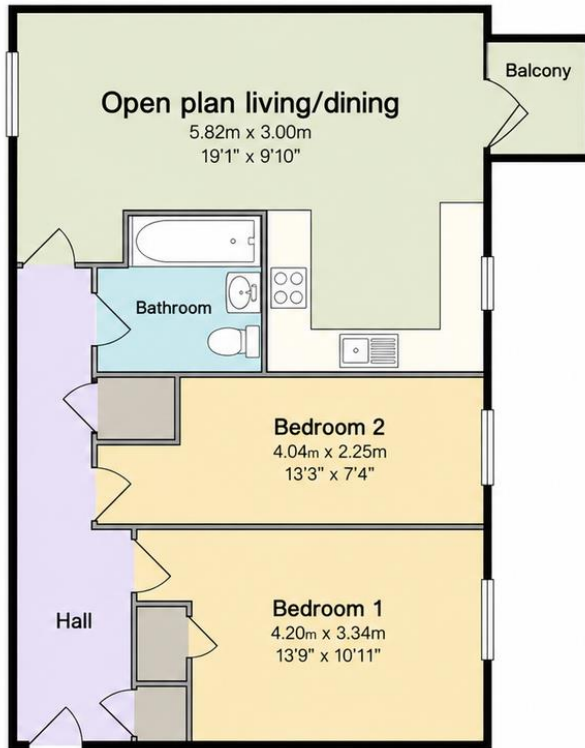
Ground Rent: £442 Per Annum

Service Charge: £750 Per Annum

Lease Length: 107 Years

Managing Agent: Abri Homes





Ground Floor

Total approx floor area: 753.1 ft² (70.0 m²)
Ground Floor: 753.1 ft² (70.0 m²)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | 68 D | 68 D |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

26 Lavant Street, Petersfield,
Hampshire, GU32 3EF

www.jacobshunt.co.uk
01730 262744
properties@jacobshunt.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

