





Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £60,000.

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

Situated in the heart of Petersfield, this well-presented first-floor retirement apartment offers a fantastic combination of modern comfort, convenience, and community living. With the mainline railway station, shops, and town centre facilities all within easy reach, the location really does speak for itself.

The apartment was fully updated in 2023 with a new fitted kitchen and shower room, meaning it is completely move-in ready and requires no immediate expenditure - an attractive proposition whether you're buying to live in or to let.

Light and airy throughout, the accommodation is well-proportioned and benefits from a warm, homely feel. The wider development offers lift access, beautifully maintained communal gardens, and a residents' lounge - everything needed for a relaxed, low-maintenance lifestyle.

For investors, age-restricted retirement properties in well-connected locations offer strong, consistent demand with a growing tenant pool. With costs clearly defined and the property already updated to a high standard, this represents a transparent and compelling addition to any portfolio.

Available to those aged 60 and over.



East Hampshire District Council | Council Tax Band B
Leasehold - 125-year lease, 86 years remaining
Service Charge: £2,900 per annum (2025)
Mains electricity, water and drainage

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

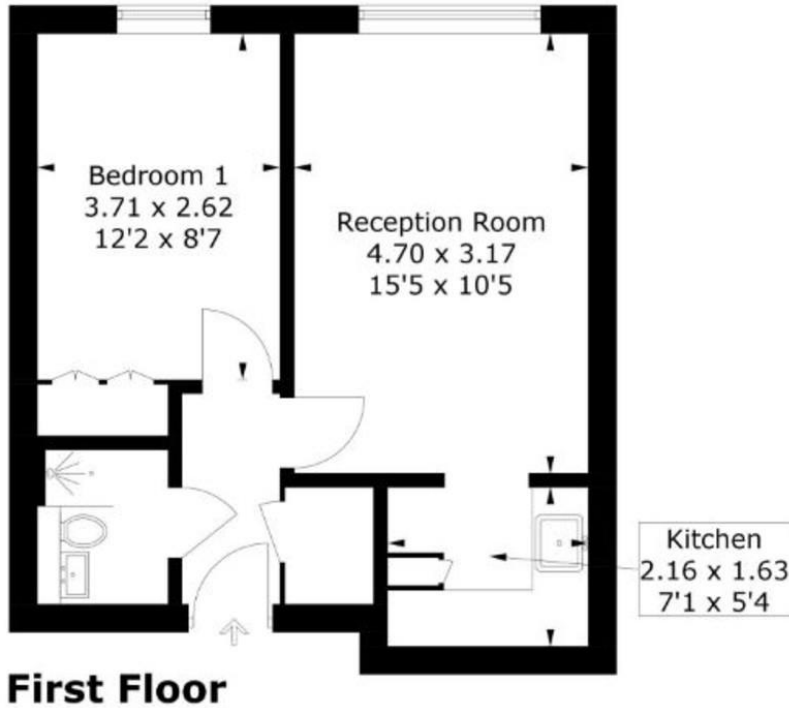
This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.



Charles Street, GU32

Approximate Gross Internal Area = 37.1 sq m / 399 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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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