





A rare opportunity to acquire a one bedroom maisonette that lives with the space and separation of a small house. Arranged over two floors and presented in superb order, it offers open plan living on the ground floor and a quiet, self-contained bedroom and bathroom above. With an allocated parking space and no onward chain, it will appeal to first-time buyers, downsizers and investors alike.

Behind a handsome painted brick façade, with a pitched canopy porch and a black panelled front door, the accommodation begins with a bright and well-proportioned living room. A bay window floods the room with light, while period character comes from the feature fireplace surround and panelling, picture rails and deep skirting boards. Warm oak-effect flooring runs underfoot, and built-in storage and shelving keep the space practical. The room opens through to the kitchen, creating a sociable and flexible layout.

The kitchen is finished in contemporary matt graphite with black bar handles and tap, set against marble-effect worktops. It is well equipped, with an integrated oven, induction hob, extractor hood and slimline dishwasher, plus space and plumbing for a washing machine. A peninsula works well for casual dining or as a desk, and natural light comes from windows to the side and rear.



A staircase rises to the first floor, where useful storage cupboards sit alongside a generous double bedroom. Neutrally decorated and well proportioned, it has plenty of space for wardrobes and freestanding furniture. The adjoining bathroom is bright and well sized, with a white suite comprising a panelled bath with shower over and glass screen, a pedestal wash basin and a WC. Classic metro tiling, a black radiator and contemporary fittings complete the

look, and a large storage cupboard adds further practicality.

Outside, the property benefits from an allocated parking space, a real convenience in the town, and a small front garden with a path to the door adds kerb appeal.

Chapel Street is a short walk from the centre of Petersfield, a well-regarded South Downs market town. Independent shops, cafés, pubs and restaurants gather around The Square, along with a weekly market. The mainline station provides regular services to London Waterloo in around an hour, and the Heath, the Physic Garden and the South Downs National Park are all close by for walking and outdoor space.

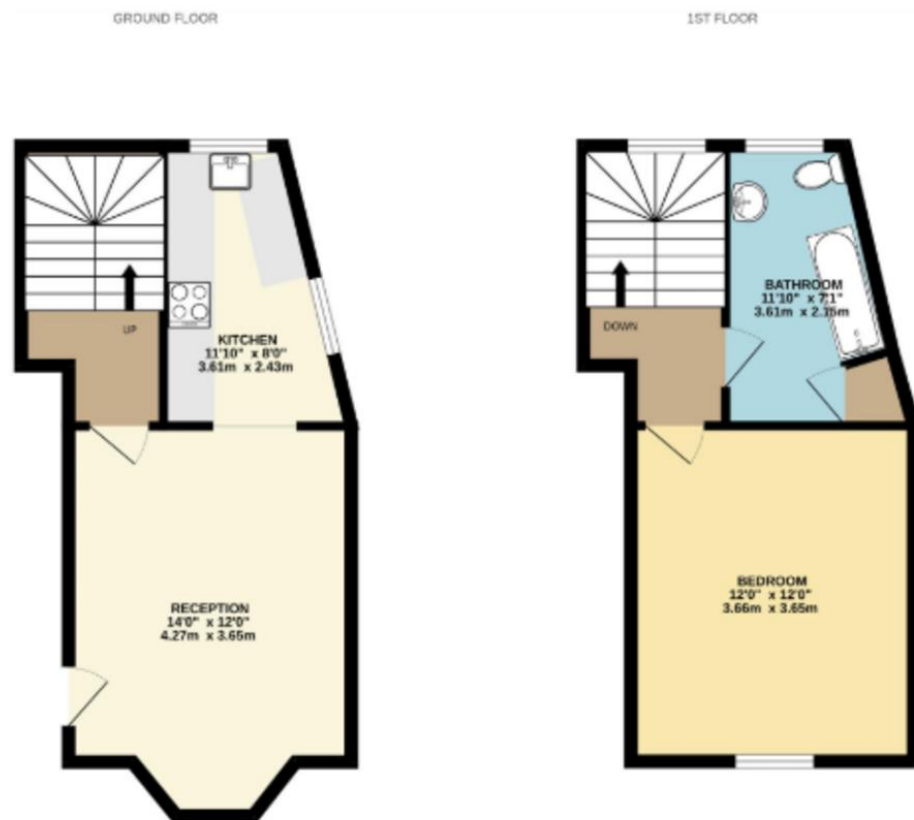
LEASE INFORMATION

Lease length: 117 Years

Ground Rent: £100 per annum

Service Charge: 1/3 of all associated costs.





Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows, rooms and any other rooms are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as such by any prospective buyer or tenant. It is not intended to be used as a basis for any legal proceedings.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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