



Hylton Road, Petersfield

Asking Price £250,000



Williams of Petersfield

INDEPENDENT ESTATE AGENTS

Hylton Road, Petersfield

Located within walking distance of the town centre and its assortment of amenities, this two bedroom top floor apartment, lift available, for the over 60's. The property is naturally bright and airy, being on the top floor, and having a lift available means that you don't need to miss out.

The accommodation consists of a generously proportioned lounge/diner which leads into the kitchen and has lovely views out towards Butser Hill. The kitchen has an assortment of fitted units, built in hob, oven and extractor fan. There are also spaces for an under counter fridge and freezer. The washing machine is located in the shower room which is in good condition and includes hand rails for additional support. The property is equipped with pull cords for additional safety and support.

The master bedroom is well lit, has built in wardrobes and offers space for additional units if required. The second bedroom also has built in wardrobes and would make a good study space, dressing room, or spare bedroom although St Peters Court does have a guest room available, booking required, for any overnight visitors. There is also a communal lounge available where you can meet with family or friends or socialise with your neighbours.

For additional information please give us a call on 01730 233 333.



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, 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.

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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	76	80
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	62	68
England & Wales		
EU Directive 2002/91/EC		





TOTAL APPROX. FLOOR AREA 844 SQ.FT. (78.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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