



Kings Road, Petersfield

Asking Price £170,000



Williams of Petersfield

INDEPENDENT ESTATE AGENTS

# Kings Road, Petersfield

**\*\*NO CHAIN\*\***

Tucked away in a quiet cul-de-sac close to Petersfield town centre, is this modern one bedroom first floor flat consisting of open plan kitchen and living space, double bedroom and ensuite bathroom, ideal for a first time buyer or investor alike.

There is a secure communal entrance hallway which is kept clean and tidy. The apartment is light and airy and well proportioned throughout with views overlooking the communal garden. The property also benefits from allocated parking.

The property also benefits from integrated kitchen and double glazing with views over looking the communal garden.

Leasehold.

EPC - C  
Council Tax band - A



## 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

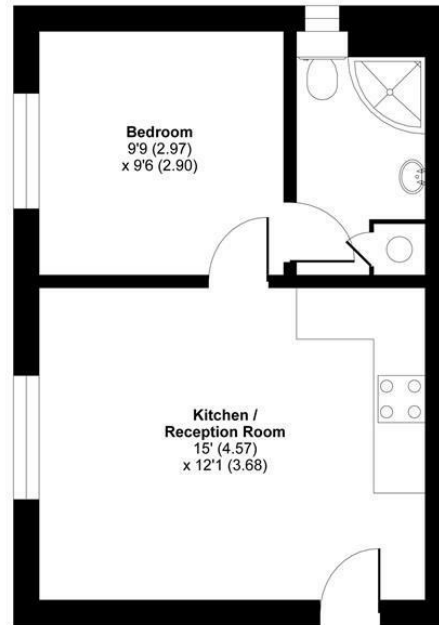
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



## Kings Road, Petersfield, GU32

Approximate Area = 329 sq ft / 30.6 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2021. Produced for Williams of Petersfield. REF: 716904

### Williams of Petersfield

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