



Heath Court, Petersfield

Asking Price £345,000



Williams of Petersfield

INDEPENDENT ESTATE AGENTS

# Heath Court, Petersfield

Discover comfortable living at Heath Court, an exceptional apartment complex exclusively designed for those over 60. Nestled in the highly sought-after area of Petersfield on Sussex Road, this prestigious community offers the perfect location, just a short walk from the town centre and the picturesque heath pond.

As you step into Heath Court, you'll be greeted by a spacious hallway adorned with two convenient storage cupboards, ensuring ample room for all your belongings. To your left, two well-appointed bedrooms await, boasting wardrobe space to keep your possessions organized. The main bedroom features an en-suite W.C. and stunning French doors that open up to breath-taking views of untouched fields.

To the right of the property, a generously-sized living and dining room awaits, providing a warm and welcoming space to relax. Adjoining the living area is a patio that opens up onto the communal gardens, allowing you to relax and soak in the beauty of the surroundings. The spacious kitchen boasts a large window, flooding the room with natural light. A conveniently located bathroom with a walk-in shower completes this area.

This home offers the convenience of its very own garage, as well as a parking space.

EPC - C

Council Tax - D

Leasehold - 90 years remaining

Ground Rent - £200

Maintenance Charge - £284.94 per month



## 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

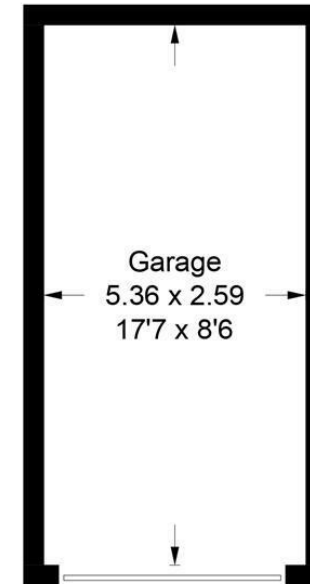
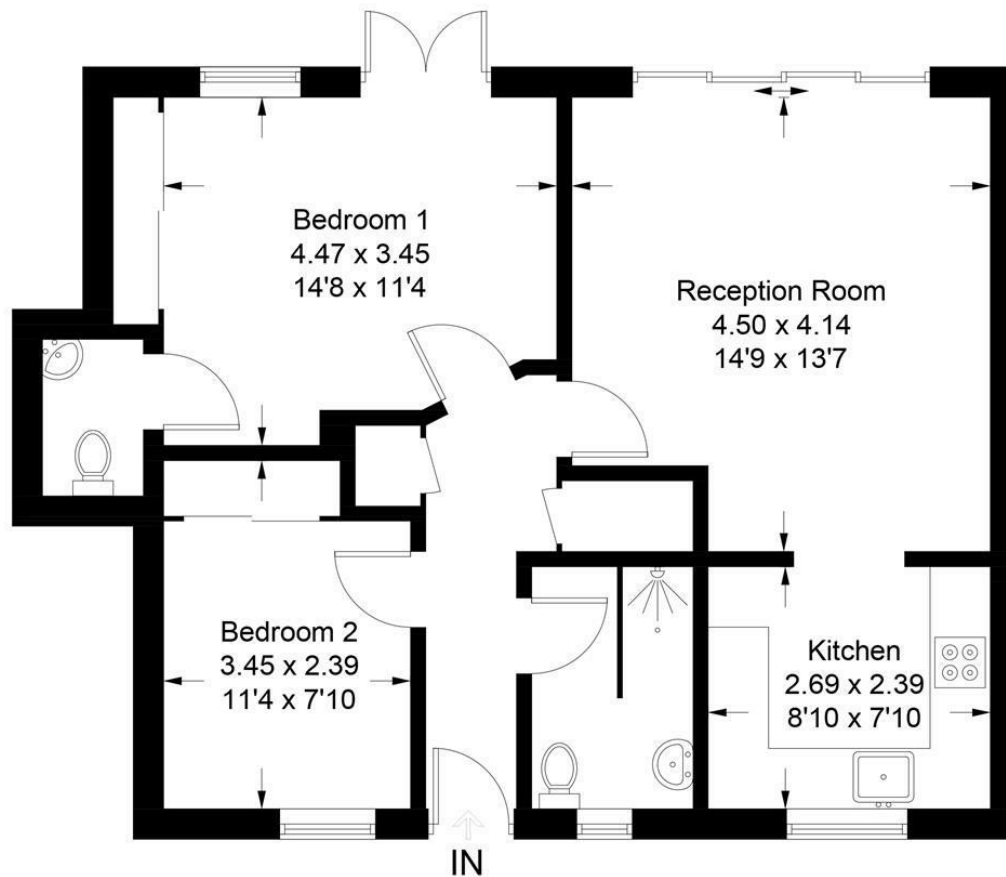
## Tenure

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	



Approximate Gross Internal Area = 61.6 sq m / 663 sq ft  
Garage = 13.9 sq m / 150 sq ft  
Total = 75.5 sq m / 813 sq ft



(Not Shown In Actual  
Location / Orientation)

## Ground Floor

These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.  
Produced for Williams of Petersfield. (ID983038)

### Williams of Petersfield

6 - 8 College Street, Petersfield, Hampshire, GU31 4AD

01730 233333 sales@williamsopetersfield.co.uk www.williamsopetersfield.co.uk

The Property Misdescriptions Act 1991: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based upon information supplied by the seller. The agent has not had site of the title documents. A buyer is advised to obtain verification from their solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.