



Kings Road, Petersfield

Price Guide £160,000



Williams of Petersfield

INDEPENDENT ESTATE AGENTS

## Kings Road, Petersfield

Step into this inviting one-bedroom ground floor apartment on Kings Road, Petersfield. A prime opportunity for both investors and first-time buyers.

Inside, the open-plan kitchen and reception room have been tastefully refurbished, offering a blend of style and comfort. Natural light fills the space, creating a warm and welcoming atmosphere.

The bedroom, perfectly sized for a double bed, features an en-suite shower room and integrated storage, providing both convenience and practicality. This isn't just a home; it's a smart investment in a thriving community.

This apartment enjoys an allocated parking space. Tenant in situ.

No onward chain.  
89 Years Remaining on lease.  
Ground rent - £200 annually.  
Service charge - £1271  
EPC - C  
Council Tax - 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

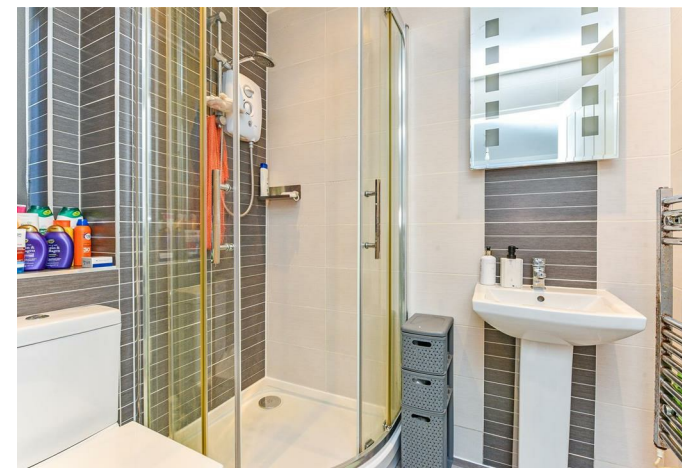
## Additional Information

All main services

## Tenure

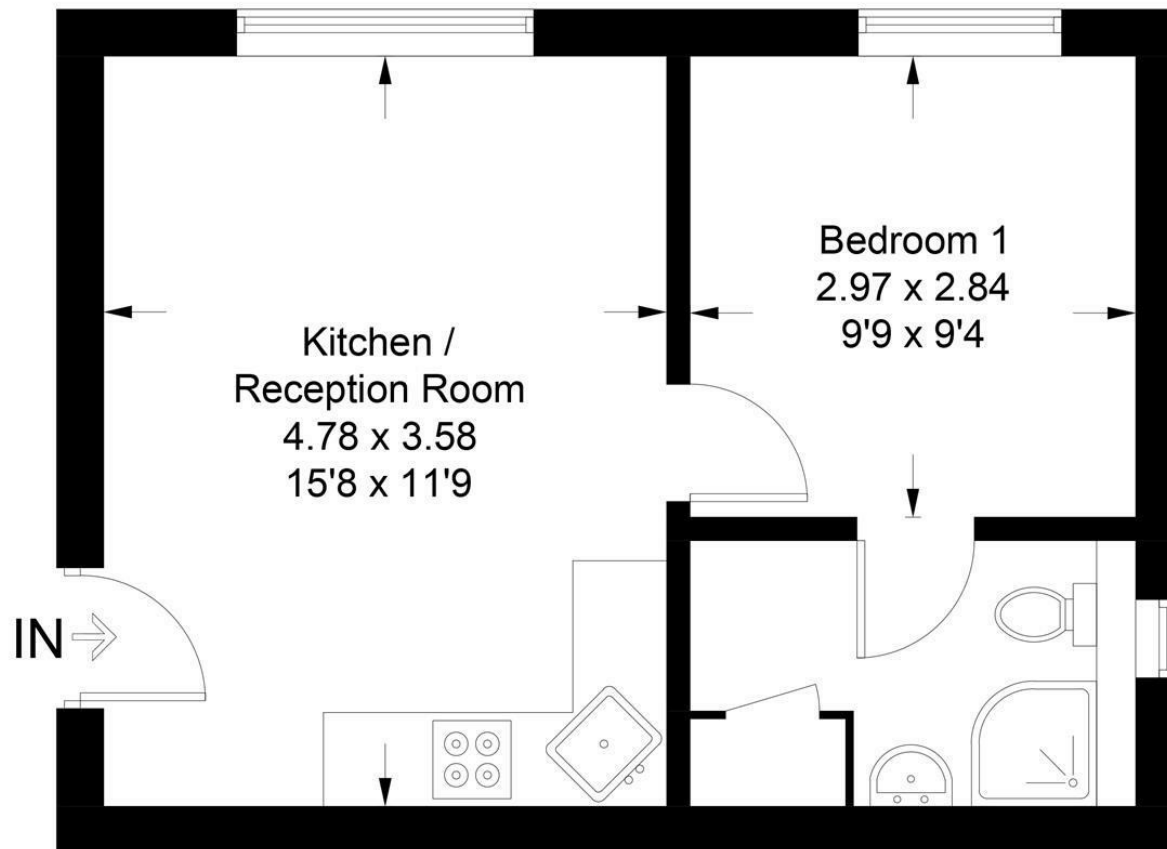
Leasehold

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>72</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, GU32 3QY

Approximate Gross Internal Area = 31.8 sq m / 342 sq ft



## 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. (ID1029446)

### 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.