



High Street, Petersfield

**Offers Over £250,000**



**Williams of Petersfield**

INDEPENDENT ESTATE AGENTS

## High Street, Petersfield

This beautifully presented three-bedroom apartment, an absolutely rarity in the centre of Petersfield, is located on the first floor. This gem boasts a lift for your convenience, ensuring easy access to your new home, as well as the benefit of being only a short walk away from Petersfield mainline train station.

Step into a spacious entrance hallway that sets the tone for the elegance that awaits. The heart of this apartment is the inviting living/dining room, where neutral décor and expansive windows frame views of blossoming trees, creating a serene and welcoming atmosphere. With ample space for both living and dining.

The well-appointed kitchen features ample cupboard space, plumbing for a dishwasher and a hot tap. The versatile third bedroom, currently used as a hobby room, comfortably accommodates a double bed and wardrobe.

The first bedroom is designed to impress, bathed in natural light with large windows and smart built-in wardrobes. This sanctuary includes an en-suite bathroom with a separate shower, offering a perfect blend of comfort and style. The final bedroom, also serving as a hobby room, can be a cosy double or single room, complete with built-in storage.

No allocated parking  
Leasehold - 141 years remaining  
Service charge - £4106,16 p.a  
EPC - D  
Council Tax - C



## 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

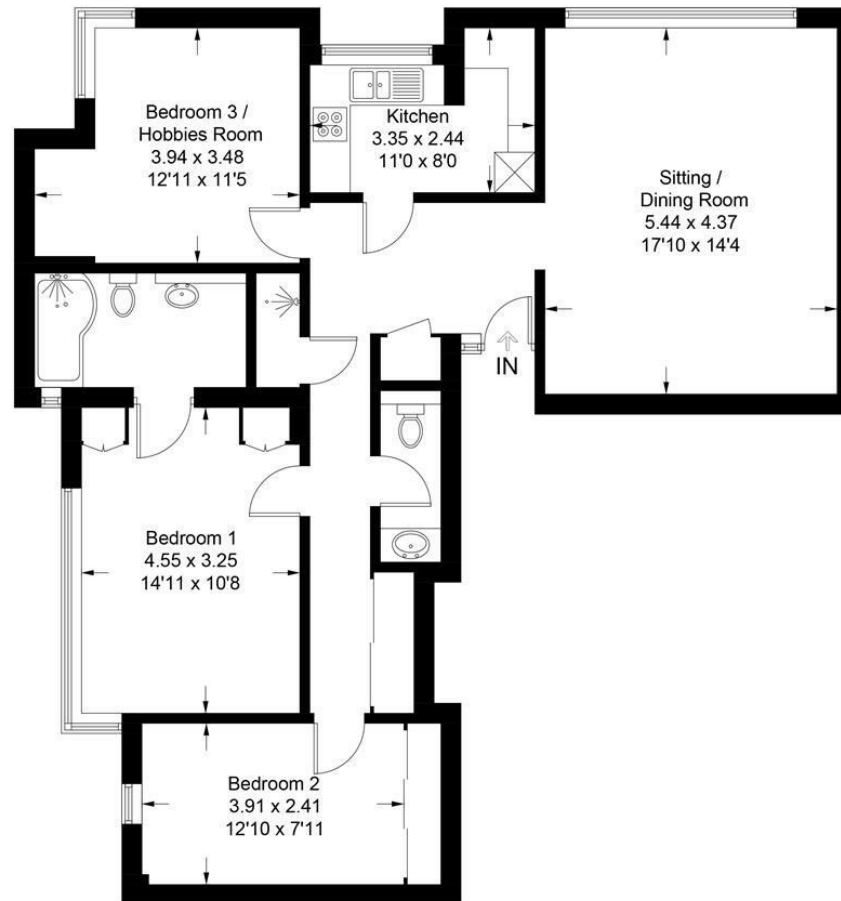
Leasehold

| 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<br>2002/91/EC |  |



# Dolphin Court, GU32 3JP

Approximate Gross Internal Area = 96.6 sq m / 1040 sq ft



## First Floor

These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.  
Produced for Williams of Petersfield. (ID1091732)

### Williams of Petersfield

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