



Heath Court, Petersfield

Offers Over £280,000



Williams of Petersfield

INDEPENDENT ESTATE AGENTS

Heath Court, Petersfield

Welcome to Heath Court, an exceptional apartment complex designed exclusively for those over 60. Located on Sussex Road in the highly sought-after area of Petersfield, this prestigious community offers unparalleled convenience, being just a short walk from the town centre and the picturesque Heath Pond.

Step into your new home and be greeted by a spacious living room featuring elegant French doors that open onto a private patio and landscaped gardens, providing a seamless blend of indoor and outdoor living. The living room also comfortably accommodates a dining area. The recently modernised kitchen is fully equipped with all appliances and a modern finish.

The double bedroom boasts a serene atmosphere, complete with a dressing room and additional French doors, enhancing the room's charm and accessibility. The family bathroom is designed with your comfort in mind, featuring a walk-in shower and ample storage space.

Heath Court prioritises your safety and peace of mind with a built-in medical emergency system. Additional amenities include a private garage and ample parking, providing ultimate convenience for residents.

EPC - C
Council Tax - C
Leasehold - 88 Years remaining
Ground rent - £200 p.a
Service Charge - £3200 p.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

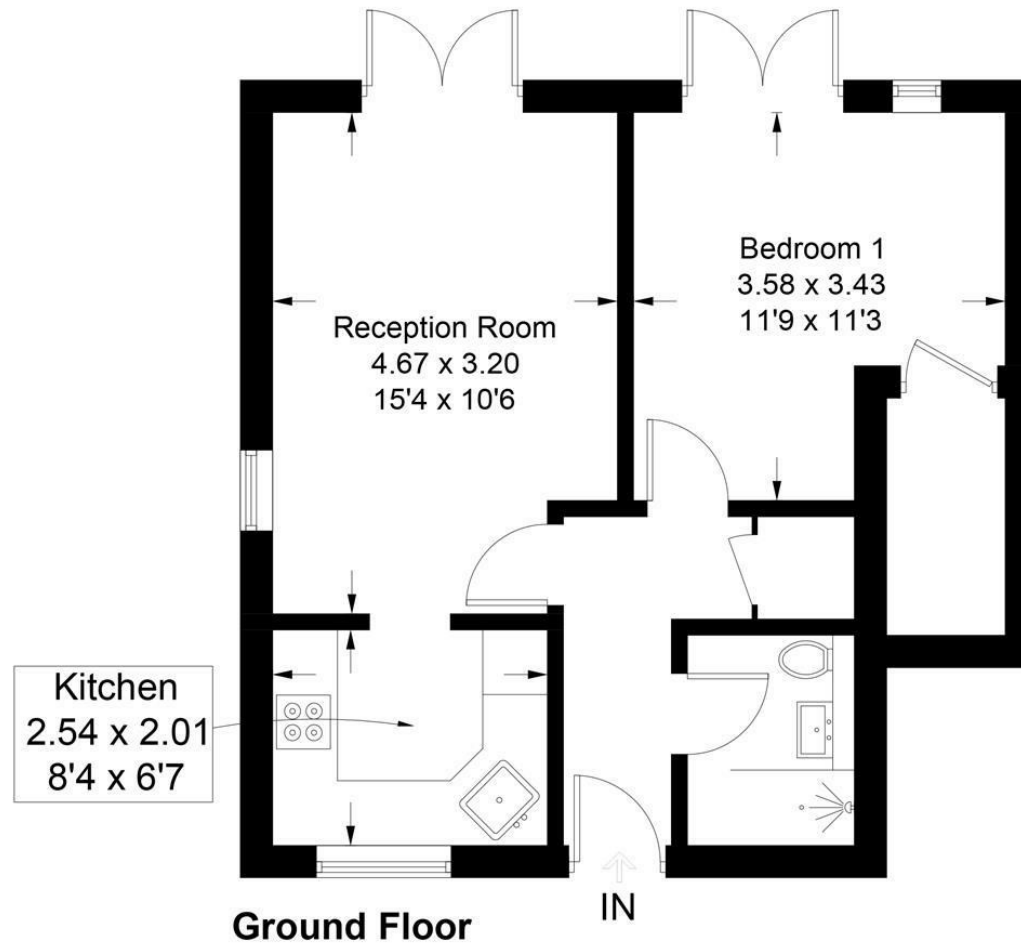
Leasehold

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



Heath Court, GU31 4LF

Approximate Gross Internal Area = 44.1 sq m / 475 sq ft



These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.
Produced for Williams of Petersfield. (ID1096047)

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.