



Park Road, Petersfield

Offers Over £300,000



Williams of Petersfield

INDEPENDENT ESTATE AGENTS

Park Road, Petersfield

Discover this wonderfully spacious and versatile top-floor apartment, located in the centre of Petersfield. With its unique split-level design and ample living space, this property is perfect for first-time buyers, investors, and commuters looking for a home that combines practicality with charm.

This incredibly spacious apartment begins with a welcoming hallway leading to a bright, double-aspect living room. Large windows flood the room with natural light while providing views of Petersfield's hustle and bustle. The adjoining kitchen offers plentiful worktop and storage space, skylights for added light, and room for a breakfast table.

The thoughtfully designed layout features two generous bedrooms, both with built-in wardrobes. The master bedroom includes an en-suite shower room, while the second bedroom provides ample versatility for guests or additional family members. A family bathroom completes this floor.

Adding to the home's appeal is the loft room, accessed from the living room, offering a flexible space perfect for a home office, studio, or additional storage. As well as a parking space at the rear.

Viewing is highly recommended!

Service charge - £2,224.33 p.a
960 years remaining on lease
EPC - C
Council Tax -D



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, Tesco 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

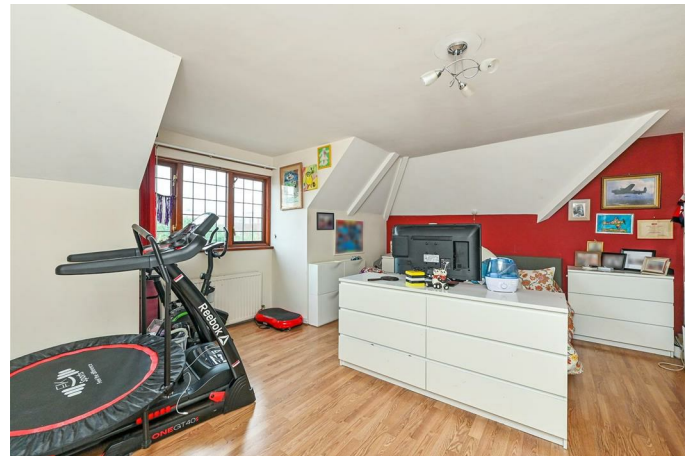
Additional Information

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	69	73
(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	



Park Court, Park Road, GU32 3DL

Approximate Gross Internal Area = 103.0 sq m / 1109 sq ft
(Excluding Eaves)



These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.
Produced for Williams of Petersfield. (ID1158843)

Williams of Petersfield

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