



Woodbourne Close, Liss

Price Guide £165,000



Williams of Petersfield
INDEPENDENT ESTATE AGENTS

Woodbourne Close, Liss

Williams of Petersfield are delighted to present this well-presented two-bedroom, first-floor apartment, situated in the desirable village of Liss.

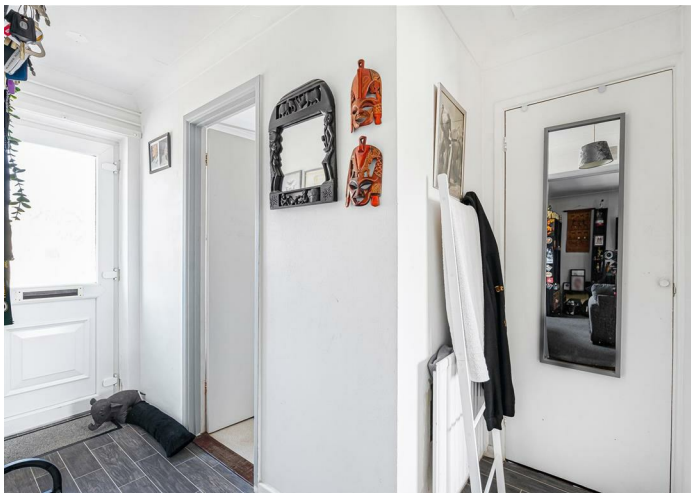
The property offers a bright and spacious open-plan kitchen and living area, providing a welcoming and versatile space ideal for both everyday living and entertaining. The well-equipped kitchen benefits from ample worktop space and excellent storage, while seamlessly opening into the generous sitting and living area.

The accommodation comprises two well-proportioned bedrooms, both offering comfortable and versatile living space. One of the bedrooms is currently utilised as a study and is accessed directly from the living area, making it an excellent choice for those working from home or seeking a dedicated hobby or additional living space.

A modern bathroom, complete with a shower over the bath, completes the accommodation.

Further benefits include a private balcony, providing a pleasant outdoor space to enjoy, along with communal parking offering ample provision for both residents and guests.

This appealing apartment would make an ideal first-time purchase or an excellent home for commuters, combining well-proportioned accommodation with convenient access to the amenities and transport links of Liss and the surrounding Hampshire countryside.



Location - Liss

The village of Liss provides a wide range of shopping and recreational facilities, infant and junior schools, churches, doctors and dental surgeries, restaurants and pubs. The village has a mainline station on the Portsmouth – London Waterloo line and the A3 provides road access to the south coast, Guildford and the M25. Liss is set within the South Downs National Park, which provides some magnificent walking and riding country, as well as many other outdoor leisure amenities. There are theatres at Guildford and Chichester, golf at Petersfield, Liphook and Cowdray Park, as well as convenient access to the well regarded Churchers College, Hlghfield & Brookham and Bedales Schools.

Local authority

East Hampshire District Council

Tenure

Leasehold

Service charge is £229.75 per annum

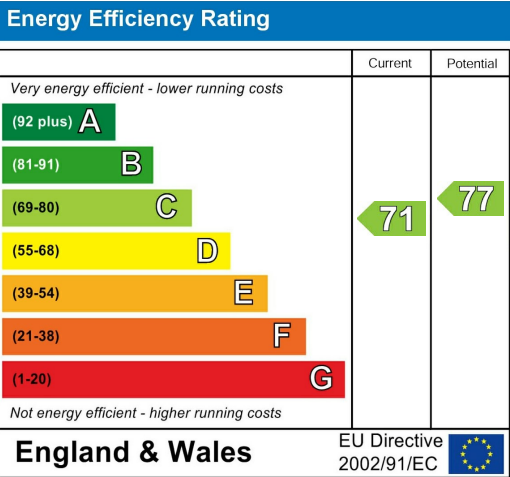
Ground rent is £10.00 per annum

Additional Information

All main services

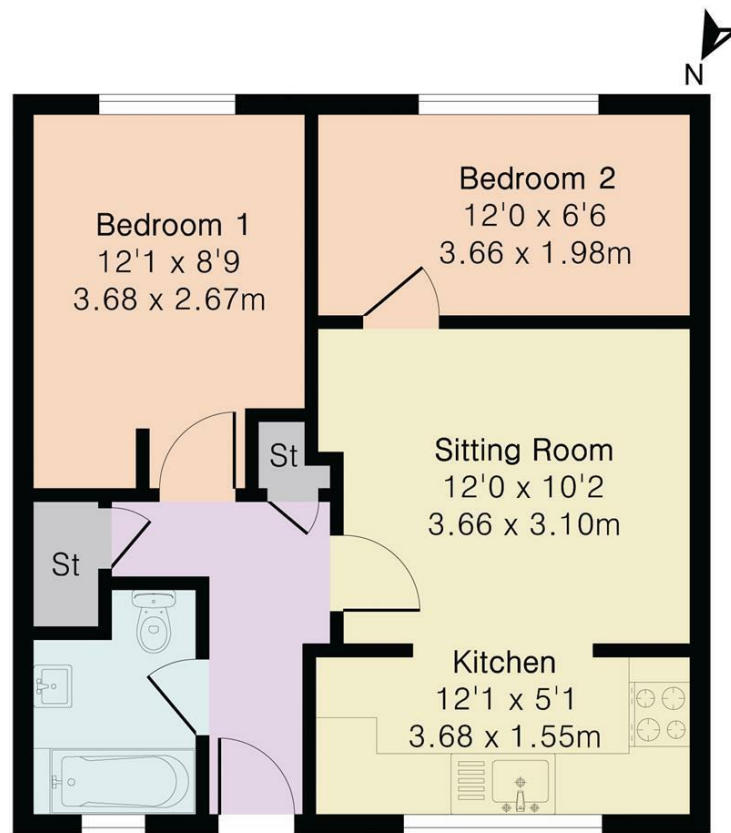
EPC - C

Tax Band - A



IMPORTANT NOTICE: Williams of Petersfield and its clients give notice that: they have no authority to make or give any representations or warranties in relation to the property. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, Building Regulation or other consents and Williams of Petersfield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Approximate Gross Internal Area 490 sq ft - 46 sq m



Ground Floor

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 sight 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.