





Located in one of Petersfield's most sought-after retirement developments Heath Court is a very desirable over 60's development a short distance to the Heath and into Petersfield Town Centre.

The apartment is located in a lovely setting within the complex away from the passing road with the private balcony affording views across the Avenue playing fields, tennis courts and overlooking gardens. With a shared entrance with the neighbouring apartment, it has a stair lift fitted in the hallway and has a security intercom entry system giving the owner a feeling of being safe and secure, the entrance hallway accommodates built in storage. The main living area includes a spacious lounge with fireplace and has plenty of room for a dining table. An archway leads through to a fitted kitchen. There are double doors off the lounge to a private balcony that extends across to the main bedroom. The bedrooms are located to the rear of the apartment, and both have built in wardrobes. There is a modern shower room with toilet and wash basin as well as a handy second cloakroom. Heath Court has both residents and visitor parking and the property further benefits from being sold with no onward chain. There are well cared for communal gardens around the complex.



Petersfield offers a comprehensive range of day-to-day shops, with a mix of private independent and national brands, that include Crew Clothing, Waterstones, and Robert Dyas. Supermarkets include Waitrose, M&S Food, Lidl, and Tesco and twice a week the town still enjoys a traditional market held in the Town Square, plus once a month on a Sunday there is an additional Farmers Market. Petersfield mainline railway station is on the Portsmouth Harbour to London Waterloo line and the nearby A3 gives

access to Guildford, the M25, London and the South Coast. The area is well catered for leisure and sport facilities, bars, coffee shops and restaurants and being in the South Downs National Park has access to numerous footpaths and bridleways suitable for walking, cycling, and riding. The Grange doctors surgery is nearby and the town has a non-emergency hospital.

Council Tax - East Hampshire District Council - Band D (£1937.04 per annum)

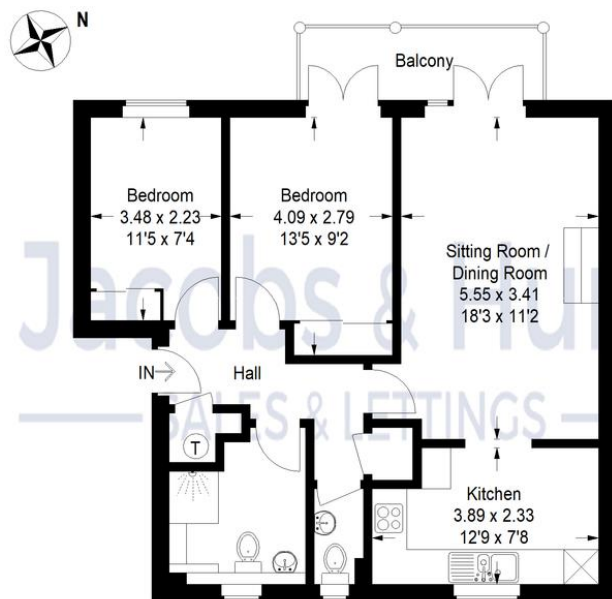
Viewing strictly by appointment with the sole agents Jacobs & Hunt, Petersfield. Tel: 01730 262744

WE ARE AVAILABLE 7 DAYS A WEEK FOR FOR YOUR VIEWING CONVENIENCE!



Sussex Road, Petersfield

Approximate Gross Internal Area = 65.1 sq m / 701 sq ft



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 75 c | 76 c |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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