





In need of a programme of refurbishment, this three-bedroom end of terrace house is situated in a no-through road within Petersfield, conveniently positioned for access to the mainline railway station and town centre.

The property occupies a generous corner plot and potential may have space for an additional dwelling or extending, subject to getting the relevant planning permissions. The grounds are enclosed by mature hedging affording a degree of privacy.

A front path flanked by lawned front garden leads to a front door opening into entrance porch, with additional door to a central hall with doors off either side and staircase straight up to the first floor. To the right side of the house is a front to back living room, on the opposite side you find a kitchen to the front with additional window to the side, from the kitchen a rear lobby leads through to the back door and garden, a storage area and a ground floor wet room style bathroom. On the upper floor are the three bedrooms, with the principal bedroom having a cloakroom/WC.

Externally, there are gardens to the front and back which are mainly lawned. To the side is a sizeable triangular shaped area, which again is mainly lawned with a dated garage, double opening gates and has previously allowed plenty of off-street parking.

It is worth noting that several neighbouring properties have been substantially extended and altered, it leaves this property with potential to extend subject to getting the relevant permissions. The side area of garden may well offer potential for development again subject to gaining authorisation to do so.

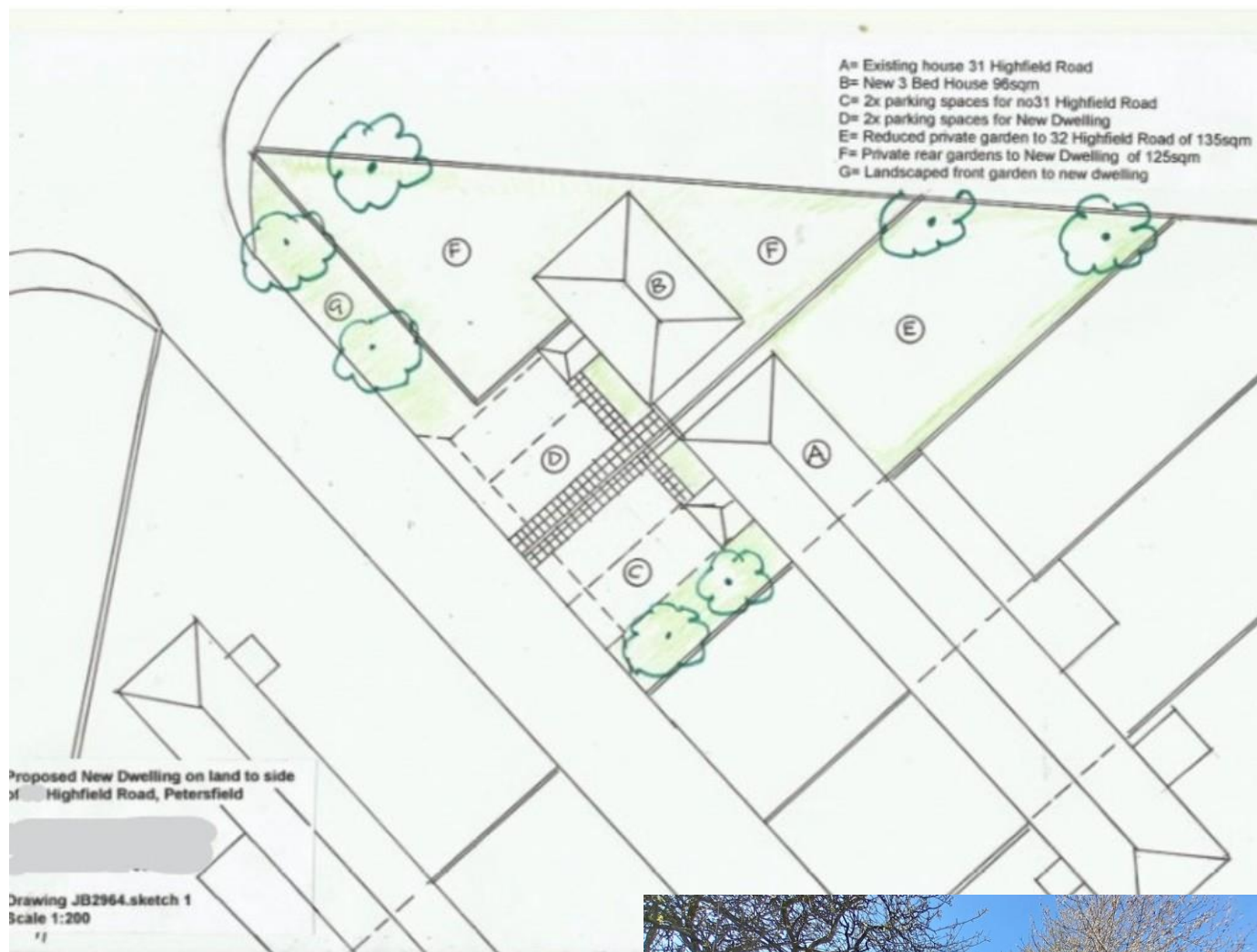


Petersfield has a plethora of amenities. With the original market square at its heart and a twice weekly market, Petersfield offers a Waitrose and a Marks & Spencer Food Hall, as well as a selection of boutiques, restaurants, and independent coffee shops. With many active clubs and societies, Petersfield is renowned for its vibrant and welcoming social scene. It also benefits from an easy proximity to a wealth of leisure opportunities to suit all tastes, including Taro leisure centre with its pools, gym and workout classes. There is a choice of two golf courses located at Petersfield (right on doorstep of Sheet) and Liphook, horse racing and motor racing at Goodwood, the Festival Theatre in Chichester and polo at Cowdray Park. Get out into the countryside and enjoy horse riding across the South Downs, walks through the Meon Valley and the Queen Elizabeth Country Park, not to forget taking to the water for sailing off the south coast. Aside from the choice of days out, Petersfield and its surroundings are a favourite for families, thanks to the excellent state and independent schools in the area, including The Petersfield School, Churchers College, Bedales and Ditcham Park, serving children of all ages.

Council Tax Band C - £1642.78 per annum. East Hampshire District Council.

Viewing strictly by appointment with Jacobs & Hunt, Petersfield. Tel: 01730 266744

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	33 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

