

Jacobs & Hunt

59 SUSSEX ROAD, PETERSFIELD, GU31 4JZ
ASKING PRICE OF £800,000





Very spacious, detached home in this well regarded road being within easy walking distance of Petersfield Town Centre and The Petersfield School.

The house is set back from the road and offers a large frontage and driveway and could be ideal for extending, subject to planning.

Beautiful, far reaching southerly aspect views across open countryside and towards the South Downs and very close to Heath Pond.

Accommodation comprises;

Entrance hallway with stairs to first floor.

Modern fitted kitchen to front aspect and casement door giving access to the side of the property.

Dining room overlooking the front garden.

WC with gas boiler which could be an ideal shower room due to its excellent size.

The sitting room is to the rear of the house and is an excellent size with gas fire and sliding patio doors to a large, quality conservatory with double glazed and door to the rear garden.

On the first floor is a bright landing.

Master bedroom with windows overlooking the rear garden with stunning, open countryside views. Ensuite shower room and four piece suite.



Two further bedrooms and family bathroom with shower over the bath.

The garage has access via a doorway from the hallway and an electric up and over door. Behind the garage is a large workshop.

To the rear of the house is a pretty, lawned garden with flower borders and a small, raised decking area. Side access to the front of the house. The other side has a large amount of storage space. Beautiful southerly views across open fields and countryside over to Butser Hill. Greenhouse.

The front of the house offers a large lawn and driveway parking.

Gas central heating - double glazed windows.

No onward chain.

Mains, water, gas and electricity.

Potential to extend to the front of the house and over the garage, subject to planning.

Viewing through the Vendors sole agents, Jacobs & Hunt, Petersfield.

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



Sussex Road, Petersfield

Approximate Gross Internal Area = 171.0 sq m / 1841 sq ft
(Including Garage / Store / Workshop)
(Excluding Void)

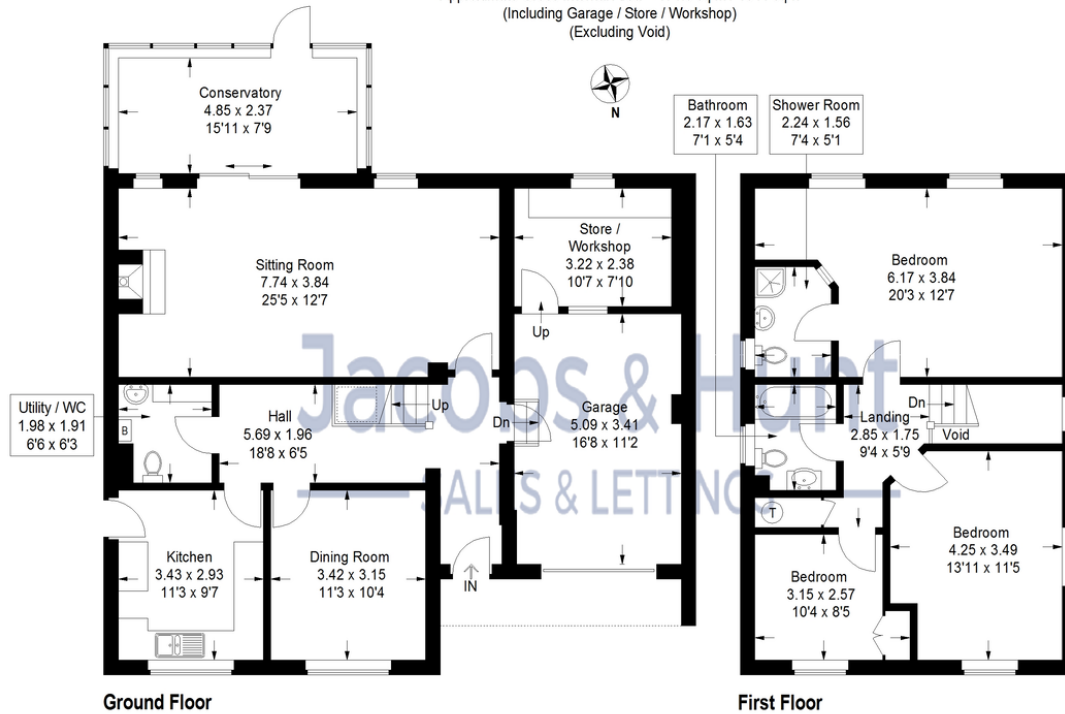


Illustration for identification purposes only, measurements are approximate, not to scale. (ID853152)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

26 Lavant Street, Petersfield,
Hampshire, GU32 3EF

www.jacobshunt.co.uk
01730 262744
properties@jacobshunt.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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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