





A delightful first floor conversion flat, situated in the centre of Petersfield, a short walk to the mainline railway station, and ideally placed for the facilities the town offers. The property sits on Chapel Street, but with vehicular access from Windsor Road.

The apartment is accessed via its own private front door, into a hallway with staircase running up to the first floor landing. Located at the front of the building is a spacious living room, with a period fireplace and two windows allowing an abundance of natural light. At the rear is a modern fitted kitchen/breakfast room, which is adjacent to the shower room, that services the two double bedrooms.

Externally, the property has the great benefit for a town centre home, of off road parking for two cars. Additionally, the flat has an area of terraced garden to the front and side of the building, affording an area to relax and entertain in and has a garden shed for storage.

Location: Petersfield is located within the South Downs National Park and offers a comprehensive range of day-to-day shops, with a mix of private independent and national brands, that include Crew Clothing, WH Smiths 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.

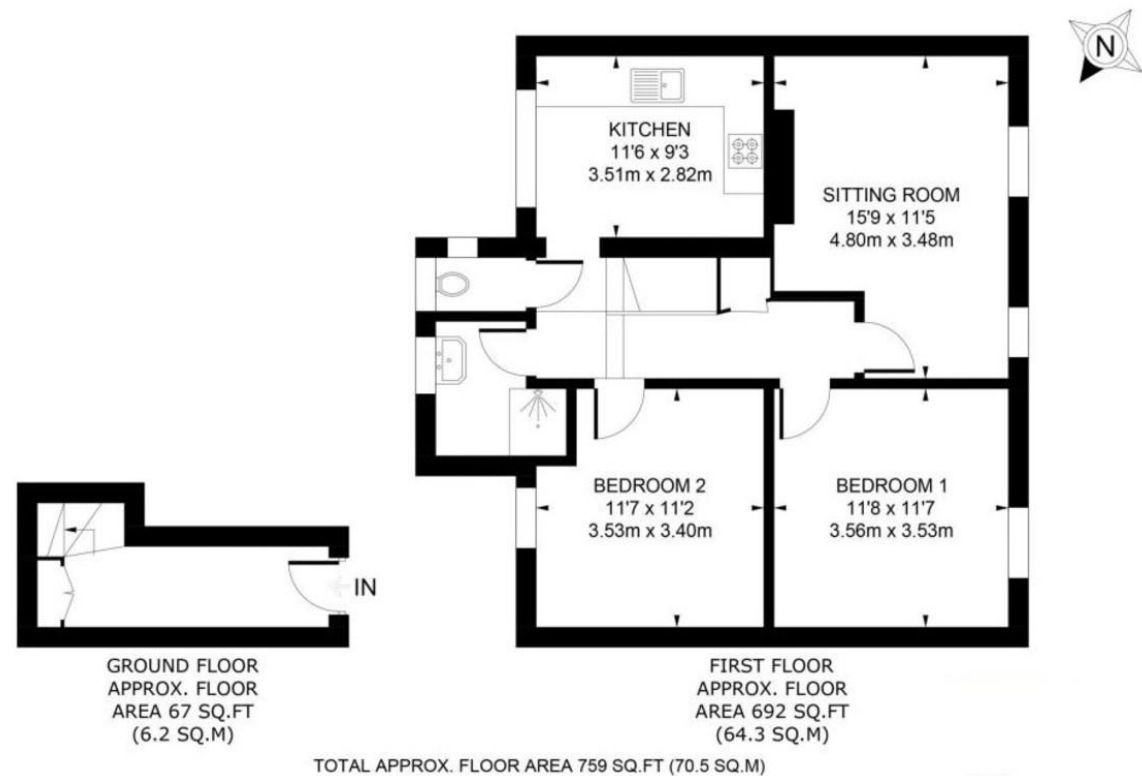
Council Tax Band – C - £1777.79 per annum – East Hampshire District Council.

Service Charges - TBC

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

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





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 c	75 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 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

