

Jacobs & Hunt

8 HEATH COURT, SUSSEX ROAD, PETERSFIELD, GU31 4LF
ASKING PRICE OF £210,000





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

Located in a lovely setting within the complex, away from the passing road, with the private balcony affording southerly views across to Butser Hill and the South Downs.

The apartment is accessed through a ground floor hallway which has a stair lift fitted and a security intercom entry system.

The main living area includes a bright and spacious lounge and has plenty of room for a dining table. An archway leads through to a fitted kitchen. There are double French doors off the lounge to a private balcony with fantastic southerly views to Butser Hill and the South Downs.

The two bedrooms both have built in wardrobes. There is a modern shower room with toilet and wash basin. 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.

Annual Service charge Estimated at £3193.77

Ground rent - £200 per annum

Lease remaining - 91 years

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

Viewing strictly by appointment with the sole agents Jacobs & Hunt, Petersfield.

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



Sussex Road, Petersfield

Approximate Gross Internal Area = 48.7 sq m / 524 sq ft

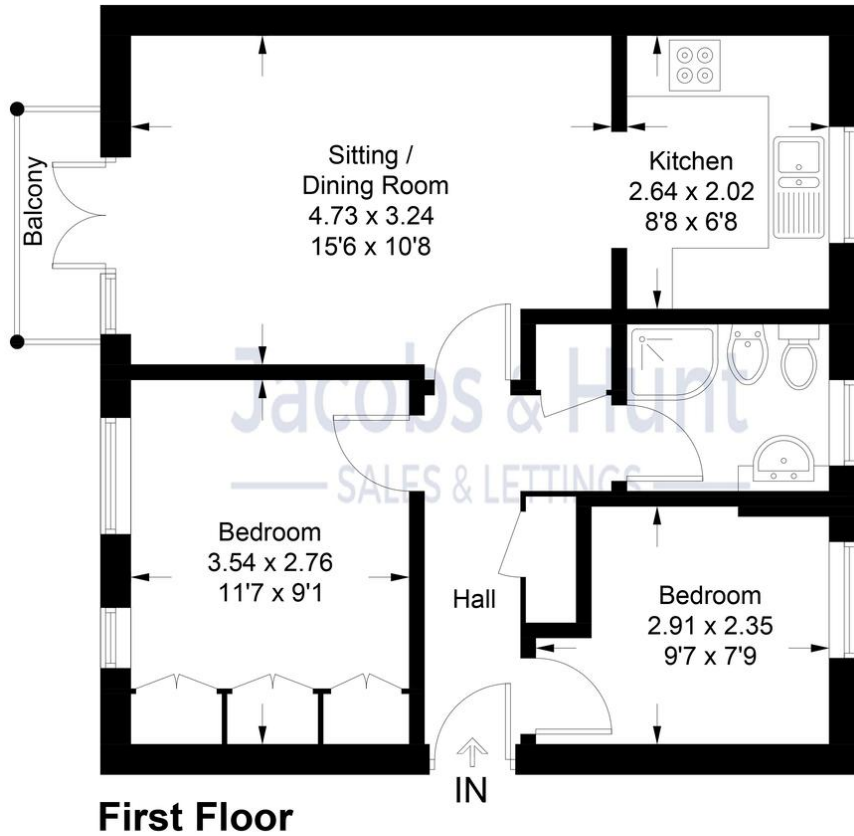


Illustration for identification purposes only, measurements are approximate, not to scale. (ID905624)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 c	77 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

