

Jacobs & Hunt

9 SOUTH ACRE, SOUTH HARTING, PETERSFIELD, GU31 5LL
OFFERS IN EXCESS OF £425,000





Charming mid-terraced two bedroom bungalow which is located in the desirable village of South Harting, in a delightfully quiet cul-de-sac, situated a short stroll to the village centre, which boasts a thriving village store and excellent Public House named "The White Hart".

South Harting is a short drive to the lovely market town of Petersfield and the mainline train links from Portsmouth to London Waterloo, there are also excellent local schools both within the village and surrounding areas. Situated in the very heart of the South Downs National Park with Chichester, Goodwood & Uppark House on the doorstep!

Accommodation comprises;

To the front of this superb bungalow is an excellent sized pretty front garden, mainly laid to lawn with an area of shrubs. There is off-road parking for several cars and an integral garage with electric door alongside.

The property is wonderfully presented throughout, the entrance hallway has oak flooring and a storage cupboard with loft access.

This leads through on the right to the living/dining room with a log burner and a feature surround. There is space for a dining table and chairs, as well as a double glazed sliding door to rear aspect giving access to raised, decked seating area with stunning countryside views.

There is an archway through to a well presented kitchen, with tiled flooring and a further rear aspect providing fantastic countryside views. There is another door in situ leading to the rear garden. Integrated fridge and freezer,



oven and induction hob, and space for a washing machine. The wall is also partially tiled.

Bedroom one is a generous double with a front aspect. There are a range of fitted wardrobes with sliding doors.

Bedroom two is also a great size and has a front aspect, offering plenty of further built in storage and also a TV point.

The replaced shower room is to the rear of the property. on offer. It is very well presented, featuring a large, walk-in shower, low level WC, wash hand basin, towel heater, part tiled walls, tiled floor.

The rear garden offers decked seating area with electric awning, lawned area and hedging giving a high degree of privacy and gate giving access to open land, far reaching open countryside views, door to garage.

This property is being sold with NO ONWARD CHAIN.

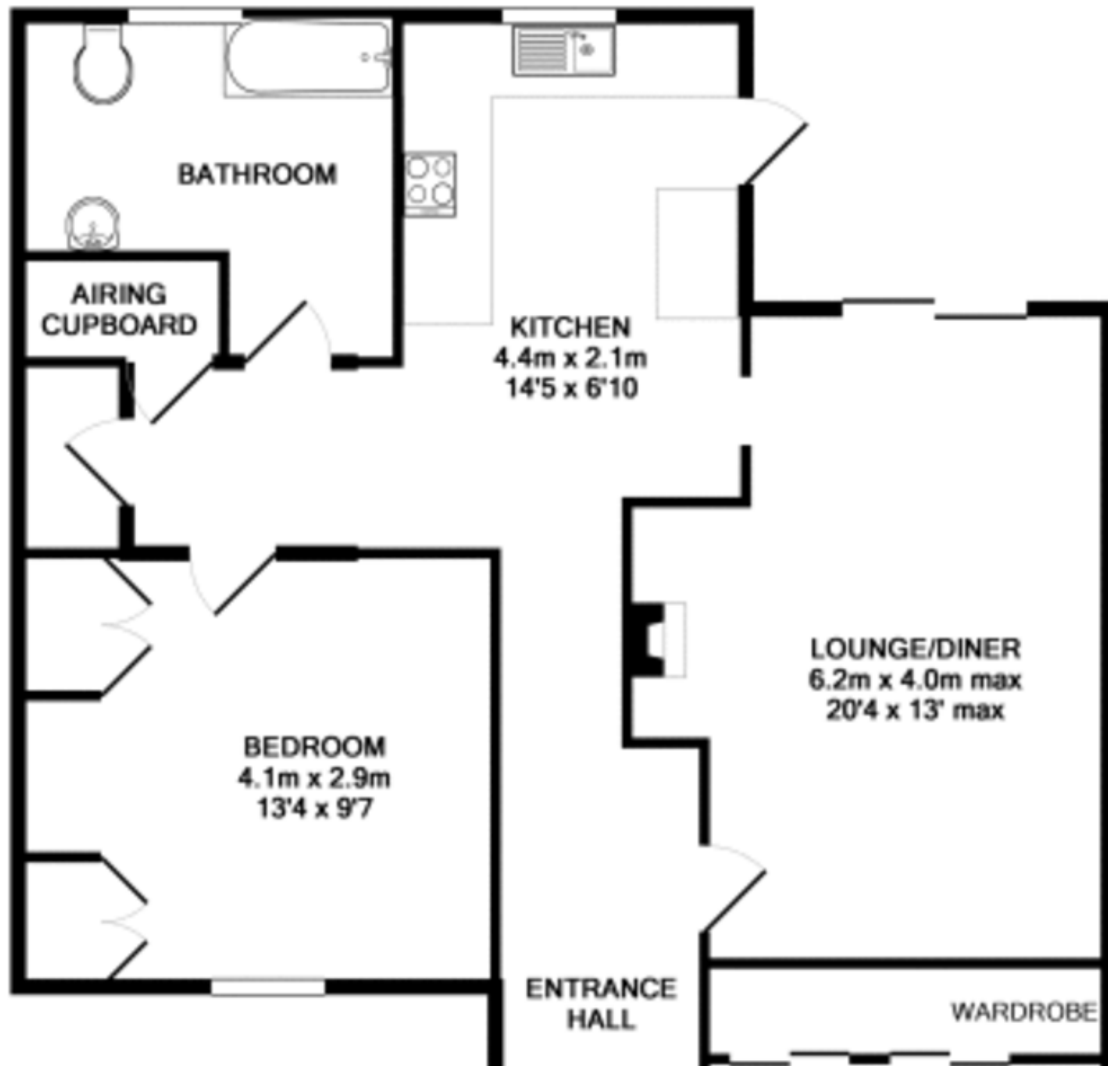
Oil central heating, double glazed windows throughout.

Council Tax - Band C- £1989 per annum

Viewing through Jacobs & Hunt, Petersfield.

WE ARE OPEN 7 DAYS A WEEK FOR VIEWINGS!





Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		

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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



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