





Set on the very edge of Petersfield town centre and within a short walk of the main line station is this immaculately presented second floor apartment that has been refurbished and improved by the current owner since occupation.

Upon entering this comfortable home you will be in the L shaped entrance hallway. To one end of hallway is a large storage cupboard.

Upon entering the living room you will find yourself in a bright and spacious room with three double glazed windows providing a dual aspect and all being fitted with shutters. This attractive room has been refitted with good quality carpeting.

From the living room access is provided, to the refitted kitchen.

The refitted kitchen offers a range of eye and base level storage cupboards and drawers with a built-in wine rack. A sink unit with mixer tap is set within a work surface and a tiled splashback is mounted to the walls behind. A fitted oven, induction hob and fridge freezer are included at asking price.

The double bedroom features a double built in wardrobe with mirrored doors. An adjacent double-glazed window is fitted with a shutter.

The fully tiled shower room is a most noteworthy feature of this superb property and comprises of a large base level tiled shower cubicle with wall mounted electric shower. An adjacent wash hand basin is wall mounted and has two



drawers below. Furthermore, a WC is fitted with the cistern discreetly hidden behind a tiled enclosure with a shelf over. A wall mounted chrome heated tile rail is fitted.

Due to the nature of the property being a retirement apartment there is a minimum age of 60 years.

Communal facilities at the property include a residents lounge with kitchen, and a laundry room with washing machines.

Externally there is a private garden area for the use of the residents alone and this space is lawned with a wide variety of planting.

Parking is available to the front of the property but this is on a first come first served basis.

Council tax : East Hants district council band B, £1874.85 - 2025/26

Service charge: £2900 p.a. Ground rent: £438 p.a.

Lease: 87 years remaining as of 2025.

Services: Electric, mains drainage.

Contact Jacobs and Hunt to arrange your viewing. Available 7 days a week for your convenience.





Total area: approx. 45.3 sq. metres (487.3 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	77 C	
55-68	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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