





Built in 2018 and immaculately presented throughout, this superb ground floor two bedroom apartment forms part of the highly regarded Blenheim Court development, designed exclusively for the over 55s. A truly exceptional and rare feature is the property's own private garden and terrace, enjoying breathtaking views across open, unspoilt countryside — a wonderful outdoor sanctuary that sets this home apart.

Just a few minutes' level walk from West Liss village and the popular Spread Eagle public house, the location perfectly balances peaceful countryside living with everyday convenience.

The welcoming, wheelchair-accessible hallway leads to all principal rooms including two comfortable double bedrooms, each with independent heating and garden views, a stylish bathroom with panelled bath, separate shower cubicle, vanity unit and underfloor heating, a generous walk-in storage room and the superb open-plan kitchen, dining and lounge.

The kitchen is fitted with stone-topped worktops, a full range of integrated appliances and a separate utility room, while elegant French doors from the lounge open directly onto the private terrace and garden, flooding the space with natural light. A wall-mounted gas boiler serves central heating and hot water throughout.

The garden itself is fully enclosed, completely private and generously sized, with stunning far-reaching countryside views — perfect for relaxing or al fresco dining. A private parking space and visitors' parking are also included.



The property benefits from a 999-year lease from 2018, inclusive of a share of the freehold, giving the owner a meaningful say in the management of the building. The 2026 service charge is £3,737.50 per annum, covering buildings insurance, communal maintenance, lift servicing, security systems, window cleaning and a long-term contingency fund.

Over 55s only | No onward chain

Please contact Jacobs & Hunt, Petersfield to arrange a viewing — we'd love to show you around.

Gas central heating

Double glazed throughout

991 years remaining on lease

Service charge - £3,737.50 for 2026

Wheelchair accessible & lift in block



Approximate Gross Internal Area 969 sq ft - 90 sq m



Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	86 B
69-80	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 are 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

