



Oasthouse Drive, Waterlooville

**Price Guide £210,000**



**Williams of Petersfield**

INDEPENDENT ESTATE AGENTS



# Oasthouse Drive, Waterloooville

We are delighted to present this beautifully modern two-bedroom apartment located in the sought-after village of Horndean. At the heart of this apartment is a stunning open-plan, modernised kitchen and dining area, complete with integrated appliances and a cosy environment. Additionally the building has a private and locked communal garden for the residents of only that building.

The apartment also offers two well-proportioned bedrooms, with the primary bedroom featuring a contemporary ensuite shower. A stylish, well-appointed main bathroom further enhances the accommodation. To add to the attractiveness of the property is the gas central heating and double glazed windows, allowing comfort and warmth all year round. The spacious open-plan living and dining area provides a welcoming and versatile space, while the entrance hall offers excellent storage options, making practical use of the layout. Another standout feature of this property is the allocated, undercover parking space, adding a valuable level of convenience, including the flat being in close distance to local amenities and with excellent access to the A3 dual carriageway, offering direct routes to both London and Portsmouth.

This property perfectly balances village charm with commuter convenience and allows a fantastic opportunity for those seeking a contemporary lifestyle in a comfortable and well-connected location, specifically perfect for first-time buyers.

EPC - B

Tax Band - B

Leasehold

112 Years Remaining on Lease

Ground Rent - £500.00 Per Year

Service Charge - £523.00 Half Yearly - Whole year insight £1046.00 (2025 Bill)

Building Insurance - £381.00





**Location - Horndean**

Horndean is a village in East Hampshire approx 8 miles (13 km) north of Portsmouth and 8 miles south of Petersfield. Stragglng the A3 trunk road between London and the south-coast which affords convenient road access for commuters. The nearest railway station is 2.2 miles (3.5 km) southeast of the village at Rowlands Castle, or a short drive to Petersfield. The village offers a number of shops, restaurants, pubs and a Morrisons supermarket. Horndean is popular with families due to there being an infant school, junior school and Horndean Technology College. The village is 'twinned' with the town of Aubergenville in France.

**Local authority**

East Hampshire District Council  
Penns Place, Petersfield  
Hampshire, GU31 4EX  
01730 266551

**Additional Information**

All main services

**Tenure**

Leasehold - 112 Years Remaining

Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A	83	83	
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC





Total area: approx. 57.1 sq. metres (614.9 sq. feet)

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## Williams of Petersfield

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