



Sussex Road, Petersfield

Asking Price £195,000



Williams of Petersfield

INDEPENDENT ESTATE AGENTS

## Sussex Road, Petersfield

Situated in the desirable Heath Court on Sussex Road, and just 200 metres from the Heath and Lake, this delightful one-bedroom ground floor apartment offers a unique opportunity for those seeking a peaceful yet well-connected home. Designed exclusively for the over-60s, it provides a welcoming and sociable environment, perfect for independent living while being part of a friendly community.

The apartment is a fantastic opportunity for those looking to put their own stamp on a home. The open-plan kitchen provides ample worktop and storage space, seamlessly connecting to the bright living room, which boasts French doors leading to your own private patio, perfect for enjoying a morning coffee or tending to potted plants.

The charming bedroom features built-in wardrobes and another set of French doors, creating a light-filled airy space. The bathroom and hallway with storage cupboard complete this lovely home.

Nestled within beautifully maintained communal gardens, you can enjoy the tranquil surroundings while still having your own private outdoor space. Heath Court offers independent living with a friendly, social atmosphere, all while being a short level walk to the High Street (650 metres) and conveniently located for other local amenities.

88 years remaining on lease  
Service charge- Approx. £3231 per annum  
Ground rent- £200 per annum  
Council Tax - C  
EPC - D



## Location

Petersfield is a market town located in the heart of East Hampshire's Area of Outstanding Natural Beauty (AONB) and part of the South Downs National Park. The town centre offers a good selection of shops and facilities, including Waitrose, M&S Food, Tesco, Lidl and Aldi supermarkets and a mixture of high street brands and local independent businesses. It also hosts a twice-weekly market in the Square. It is a popular town for families, given its wide range of primary and secondary schools. Being within the South Downs National Park it is surrounded by many walking and cycle paths and the jewel in the town's crown is the Heath and Lake. The town is on the crossroads of the north-south A3 and east-west A272 and it originally grew as a coach stop on the Portsmouth (17 miles) to London (55 miles) route. The railway station is on the mainline link between Portsmouth and London Waterloo (1hr 4 mins). Petersfield is twinned with Barentin in France and Warendorf in Germany.

## Local authority

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

## Additional Information

All main services

## Tenure

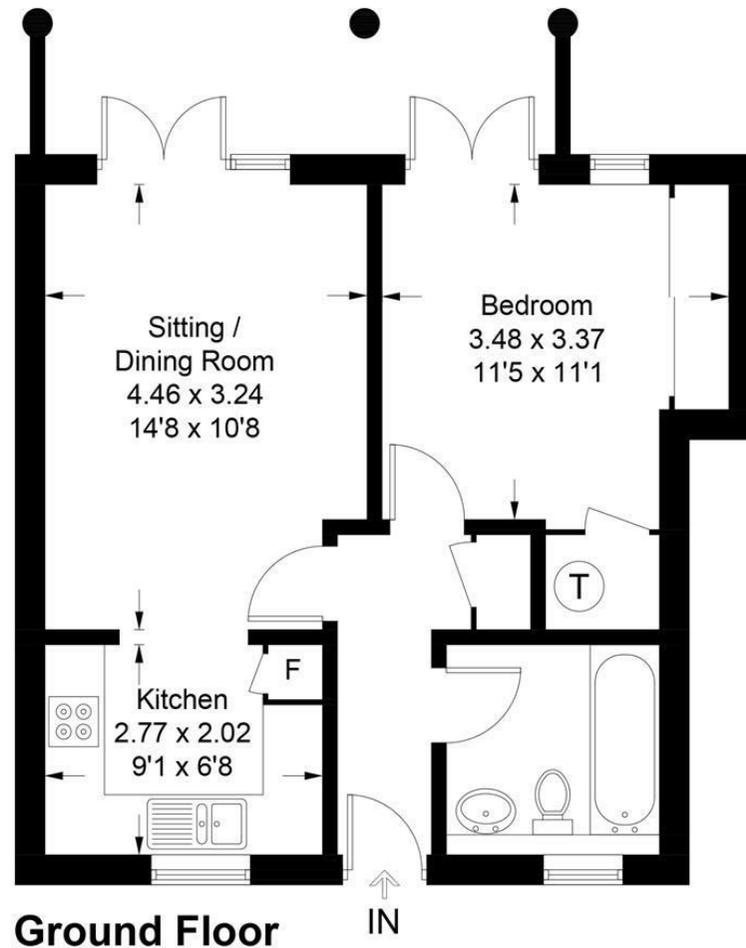
Leasehold

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	74
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Approximate Gross Internal Area = 43.7 sq m / 470 sq ft



These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.  
Produced for Williams of Petersfield. (ID1164161)

## Williams of Petersfield

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