



Charles Street, Petersfield

Offers Over £170,000



Williams of Petersfield

INDEPENDENT ESTATE AGENTS

Charles Street, Petersfield

Nestled in the vibrant heart of Petersfield, this delightful ground-floor apartment is located in a charming Victorian building that has been thoughtfully converted into four separate flats. Just a short stroll from Petersfield's mainline train station, it offers easy access to London, with an array of cafes, shops, and amenities right on your doorstep.

The bright and airy living/dining room features a stunning bay window that floods the space with natural light, while a door provides convenient access to the rear of the property.

The modern kitchen provides ample worktop space and storage, while the double bedroom is bright and generously sized. Completing the apartment is a well-appointed bathroom.

A rare highlight in such a central location is the allocated parking space, ensuring effortless convenience for residents. This fantastic apartment is ideal for commuters, first-time buyers, or those seeking a low-maintenance home in a thriving town centre.

No onward chain.

134 years left on lease

Service charge - £700 per annum

Ground rent - £100 per annum

EPC - D

Council Tax - B



Location

Petersfield is a market town and civil parish in the East Hampshire district of Hampshire. It is 17 miles north of Portsmouth on the A3 road. The town has its own railway station on the Portsmouth direct line, the mainline rail link- connecting Portsmouth and London (Waterloo). The town is situated on the northern slopes of the South Downs. Petersfield lies wholly within an area of outstanding natural beauty and within the boundary of the South Downs National Park. The town is on the crossroads of the well-used north-south (A3) and east-west (A272) routes and it originally grew as a coach stop on the Portsmouth to London route. Petersfield is twinned with Barentin in France and Warendorf in Germany. Petersfield is a popular location for families, due to the choices of schools available, including; Churchers College, The Petersfield School (TPS) Herne Junior school and a number of infant schools and playgroups nearby. The town centre offers a good selection of shops and facilities, including Waitrose, Tescos and Lidl supermarkets and a mixture of High street brands and local independent businesses. Being within the South Downs National Park there are a plethora of country walks and cycle paths and the jewel in the Town's crown is the Heath & Lake.

Local authority

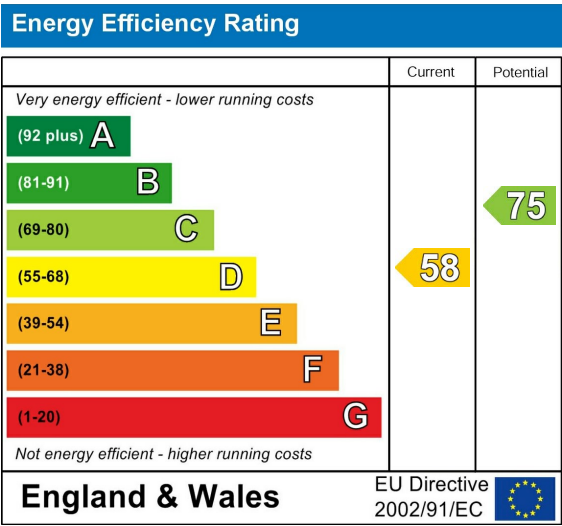
East Hampshire District Council
Penns Place, Petersfield
Hampshire, GU31 4EX

Additional Information

All main services

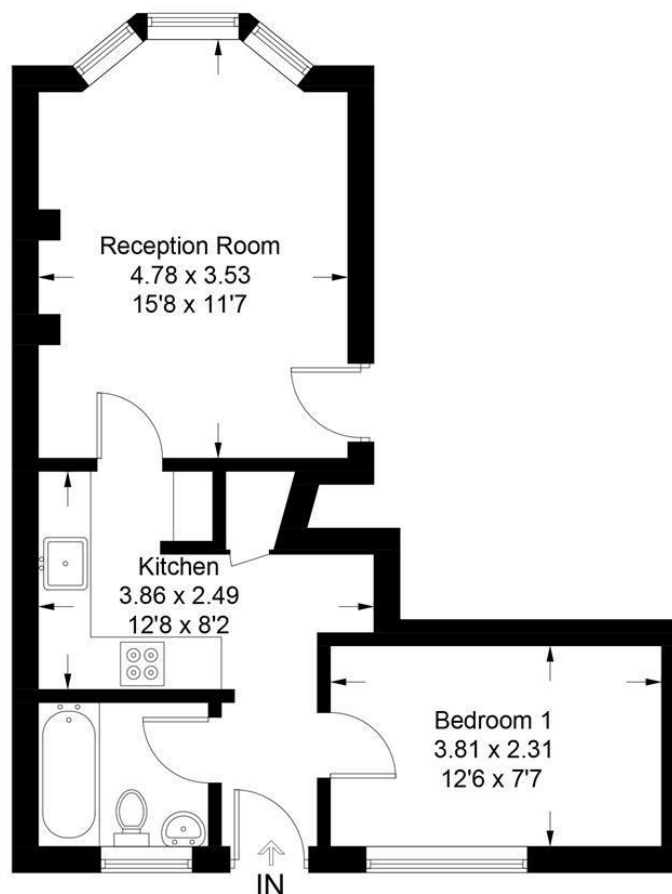
Tenure

Leasehold



Byron Court, GU32 3EJ

Approximate Gross Internal Area = 39.9 sq m / 429 sq ft



Ground Floor

These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.
Produced for Williams of Petersfield. (ID1162776)

Williams of Petersfield

6 - 8 College Street, Petersfield, Hampshire, GU31 4AD

01730 233333 sales@williamsopetersfield.co.uk www.williamsopetersfield.co.uk

The Property Misdescriptions Act 1991: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based upon information supplied by the seller. The agent has not had site of the title documents. A buyer is advised to obtain verification from their solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.