



Abness Way, Liss

**Offers Over £675,000**



**Williams of Petersfield**

INDEPENDENT ESTATE AGENTS

# Abness Way, Liss

**\*\* CASH BUYERS ONLY \*\***

Situated on the beautiful new Cala Homes development on the outskirts of Liss village, but within walking distance to the village schools and village centre, is this detached family home. There are excellent rail and road links to the South Coast and London (Waterloo) via Liss Stations and the A3.

Accommodation on the ground floor comprises entrance hallway, a light and airy living room, cloakroom, utility room and stunning kitchen / dining / family room to the rear of the property. The fully fitted kitchen benefits from integrated Bosch / Siemens appliances and granite work surfaces. French doors lead out from the family area on to the rear garden.

To the first floor is the master bedroom with en-suite shower room, two further double bedrooms and a good size single bedroom. In addition there is a family bathroom.

The property has the unusual feature of double height windows in several of the rooms, which allows the light to flood in to the property and makes the most of the views to the rear overlooking Hillier's Nursery.

The exterior offers driveway parking for two cars as well as a single garage and to the rear there is an enclosed garden which is mainly laid to lawn with patio areas.

The property was built in 2021 and therefore has the majority of the 10 year warranty remaining.

The property is offered with No forward chain and the vendor has kindly requested that only PROCEEDABLE / CASH BUYERS are to view.

Williams of Petersfield are still following government guidelines with regards to Covid-19.

EPC - A  
Council Tax Band - F



### Location - Liss

The village of Liss provides a wide range of shopping and recreational facilities, infant and junior schools, churches, doctors and dental surgeries, restaurants and pubs. The village has a mainline station on the Portsmouth – London Waterloo line and the A3 provides road access to the south coast, Guildford and the M25. Liss is set within the South Downs National Park, which provides some magnificent walking and riding country, as well as many other outdoor leisure amenities. There are theatres at Guildford and Chichester, golf at Petersfield, Liphook and Cowdray Park, as well as convenient access to the well regarded Churchers College, Highfield & Brookham and Bedales Schools.

### Local authority


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

### Additional Information

All main services

### Tenure

Freehold

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>	<b>93</b>	<b>93</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(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	



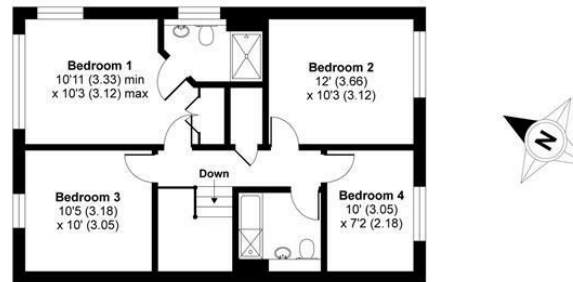
## Abdess Way, Liss, GU33

Approximate Area = 1365 sq ft / 126.8 sq m

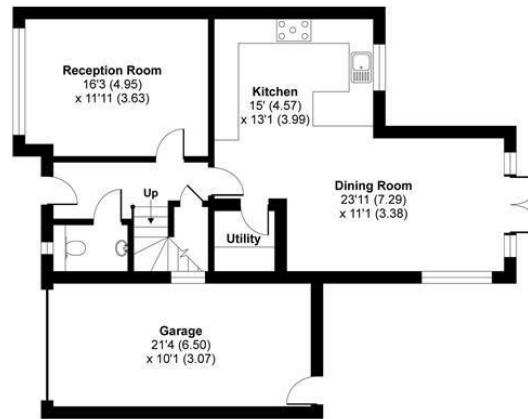
Garage = 216 sq ft / 20.1 sq m

Total = 1581 sq ft / 146.9 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2021. Produced for Williams of Petersfield. REF: 791478

## Williams of Petersfield

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