

Hopeswood, Liss

Price Guide £215,000

Williams of Petersfield

INDEPENDENT ESTATE AGENTS

Hopeswood, Liss,
GU33 6ET

A well-presented and spacious two-bedroom first-floor maisonette, ideally situated in the popular village of Greatham. Conveniently located within walking distance of the village school, nursery and public house, the property would make an excellent first-time purchase, investment or downsizing opportunity.

The accommodation is accessed via its own front door and comprises a generous living/dining room, well designed, fitted kitchen, two well-proportioned bedrooms and a recently refurbished spacious bathroom. The principal bedroom is particularly impressive, offering plenty of space for a large bed and freestanding furniture.

The vendors have thoughtfully updated the property during their ownership, including a refitted kitchen, gas central heating, and redecoration and recarpeting throughout.

Externally, the property benefits from residents' parking. An excellent opportunity in a sought-after village location, with viewing highly recommended.









Location - Liss
The village of Greatham affords good access to the A3 which provides road access to the south coast, Guildford and the M25. The village is surrounded with countryside, bridle paths and footpaths ideal for walking and cycling. The nearby viillage 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. 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, Bohunt and Bedales Schools.

Local authority
East Hampshire District Council

Tenure
Leasehold

85 Years Remaining On The Lease
£40.00 Monthly Service Charge

Additional Information
Post Code: GU33 6ET

EPC - C
Council Tax Band - B

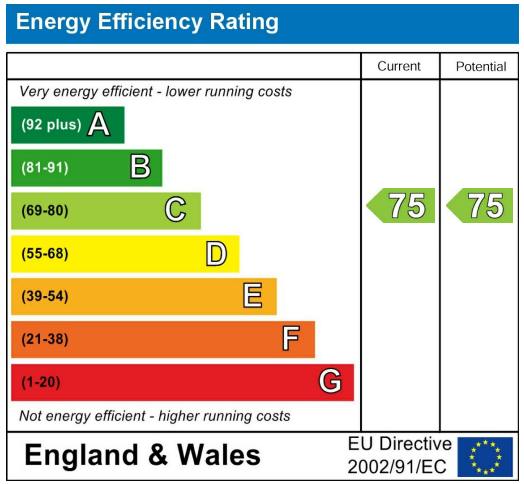










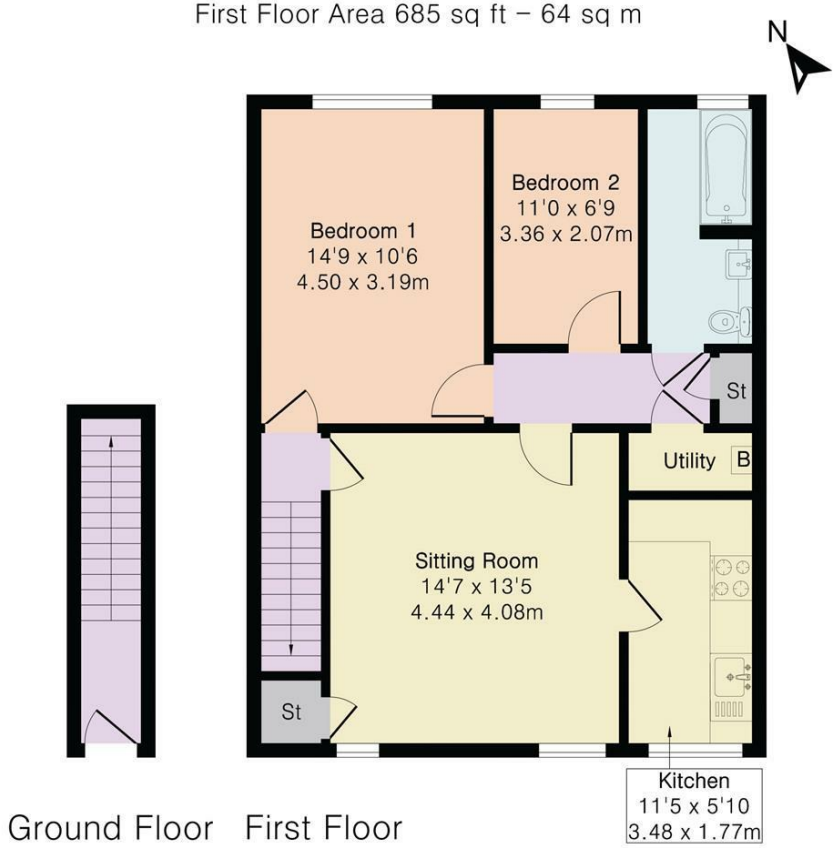


IMPORTANT NOTICE: Williams of Petersfield and its clients give notice that: they have no authority to make or give any representations or warranties in relation to the property. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, Building Regulation or other consents and Williams of Petersfield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Approximate Gross Internal Area 737 sq ft - 69 sq m

Ground Floor Area 52 sq ft – 5 sq m

First Floor Area 685 sq ft – 64 sq m



Williams of Petersfield

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

01730 233333 sales@williamsofpetersfield.co.uk www.williamsofpetersfield.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 sight 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.