



Rushes Road, Petersfield, Hampshire, GU32

Guide Price: £375,000 *Freehold*

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A period house close to the train station requiring general updating.

KEY FEATURES

- First time to marketing in over 90 years
- Pretty mid-terrace period house
- Close proximity to Petersfield Train Station
- Attractive 100ft rear garden
- No onward chain
- Ideal for investment or first-time buyers



Petersfield

01730 267274 | petersfield@winkworth.co.uk

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DESCRIPTION

The property is a pretty, mid-terrace, period house with brick elevations under a slate roof and accommodation over two floors. The late occupier lived in the house for his whole life, in excess of 90 years, and you can see why he was there for so long. The layout can be seen in the floorplan which as you can see well-proportioned and offers practical accommodation. There are many period features which include an original fireplace in the second bedroom, high ceilings throughout and sash windows in many of the rooms. Outside, the house is approached by a pedestrian path leading to the front door, to the left of which is a small area of shingle and paving. The main garden is to the rear and can be accessed through the house. In a number of compartments, the garden is mainly laid to lawn, enclosed by fencing and there are a number of mature shrubs, trees and borders. Whilst the house has been loved over the years, it does now require general updating throughout.

ACCOMMODATION

Two bedrooms, bathroom, sitting room, dining room, kitchen, hall and gardens.

LOCATION

The property is situated on a residential road, close to the train station to the west of the town centre. Petersfield offers a variety of amenities in a bustling town centre. Shops include Waitrose, M&S Food, Tesco and there are numerous boutiques, cafes and further shops. The train station provides a direct service to London Waterloo to the north (in approximately an hour) and Portsmouth to the south. The town has many active clubs and societies with golf available at Petersfield and Liphook, horse and motor racing at Goodwood, polo at Cowdray Park and sailing along the South Coast. There are many popular schools in the area including Bedales, Churcher's College, Ditcham Park and The Petersfield School (TPS).

DIRECTIONS

From our office at 26 High Street, proceed up pass The Square and follow the road around to the right into Chapel Street. At the end of the road, turn left into Station Road and proceed over the level crossing. At the roundabout at the bottom of the hill, take the first exit and then almost immediately left again into Rushes Road. The property is situated after a short distance on your left.

MATERIAL INFORMATION

Method of Sale: Private treaty

Tenure: Freehold

Construction: Brick elevations under a slate roof.

Services: Mains gas, electricity, water and drainage.

Council Tax: East Hampshire District Council. Band: "C"

EPC Rating: "C" (69)

Service Charge: N/A

Ground Rent: N/A

Rights & Easements: There is a reciprocated pedestrian right of way with neighbouring properties situated to the rear of the house.

Flooding: To the best of our knowledge, there has been no internal flooding.

Mobile Signal: Likely (Ofcom)

Broadband Availability: Ultrafast available (Ofcom)

Parking: There is currently no off-street parking at the property.

Viewings: Strictly by appointment with Winkworth Petersfield

WHAT3WORDS: ///dice.barrel.bleaching

Ref: AB/250068/1



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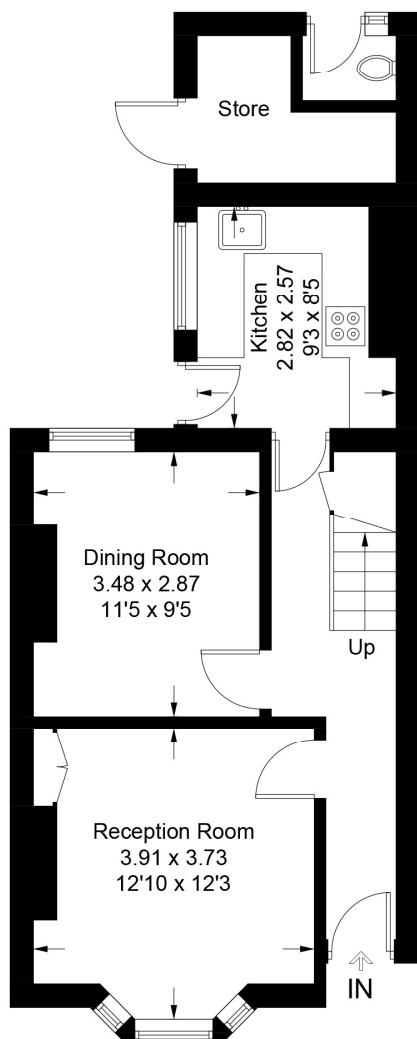
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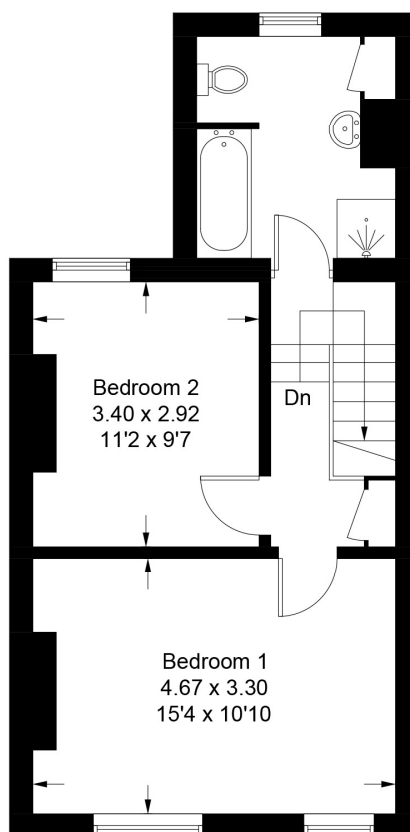
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Rushes Road, GU32

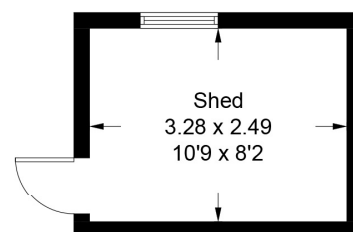
Approximate Gross Internal Area = 79.3 sq m / 853 sq ft
 External WC / Store / Outbuildings = 13.3 sq m / 143 sq ft
 Total = 92.6 sq m / 996 sq ft



Ground Floor



First Floor



(Not Shown In Actual
 Location / Orientation)

PRODUCED FOR WINKWORTH ESTATE AGENTS.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. Created by Emzo Marketing 2025.

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