



## Fitzhamon House, Idsworth Down, Petersfield, Hampshire, GU31

Guide Price: £400,000 Leasehold

A bright and airy top floor three-bedroom apartment with a lift, in a modern purpose-built block on the fringe of the town centre with a carport.

NO ONWARD CHAIN.

Main bedroom with en suite shower room, two further bedrooms, bathroom, kitchen/breakfast room, sitting room, allocated carport and communal gardens.

EPC Rating: "C" (78).

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## DESCRIPTION

The property is a top floor apartment in a popular purpose built block believed to date from 2004. Built by Kebbell Homes, the building is over three floors (with a lift) and being on the top floor, light flows through the accommodation and you have a lovely aspect over surrounding rooftops. The layout can be seen in the floorplan but of particular note is the kitchen/breakfast room, with matching floor and wall mounted units and the living room is on the south side of the building. Both rooms are double aspect. In addition, there are three bedrooms, a bathroom and the main bedroom has its own en suite shower room. Outside, the block is situated within communal gardens and there is an allocated carport.



## LOCATION

The property is situated at the town end of the popular Herne Farm estate, approximately 300 metres to the east of Petersfield High Street. The residents of the development benefit from a private leisure centre which includes a swimming pool, two squash courts and a bookable hall. Petersfield is situated in the heart of The South Downs National Park and 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.

Services: Mains water, electricity, gas and drainage.

Ref: AB/230142/1

## LOCAL AUTHORITY

East Hampshire District Council, Petersfield.

## LENGTH OF LEASE

125 years from 25<sup>th</sup> December 2004.

## SERVICE CHARGE

£1,610.90 (from 25<sup>th</sup> December 2022 to 24<sup>th</sup> December 2023).

## GROUND RENT

£160 per annum.

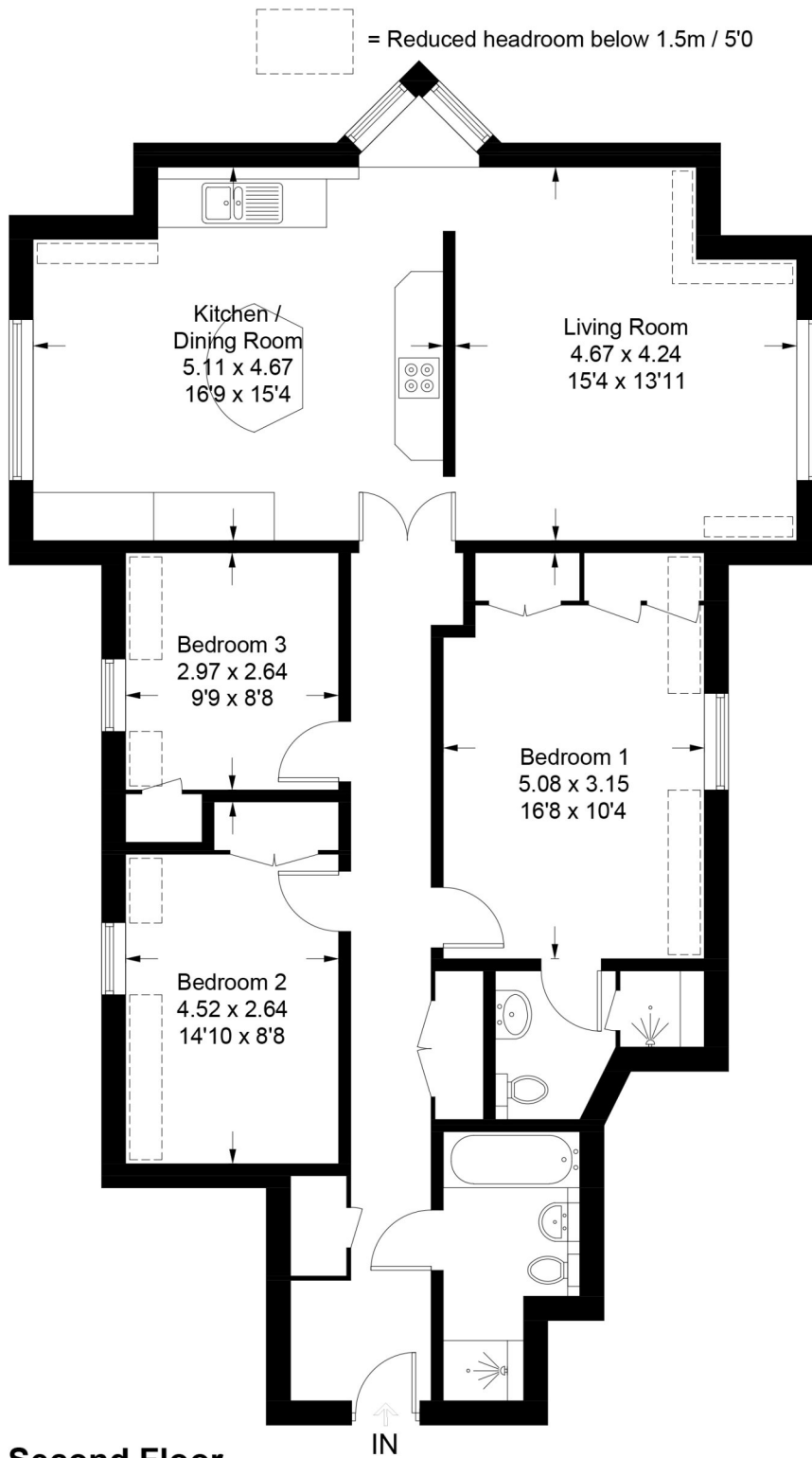
## DIRECTIONS

On foot from our office, proceed to the end of the High Street, turning left into College Street. Cross the road and continue along the pavement as it bends to the right. Fitzhamon House is directly ahead and the front door to the block is on the other side of the building.



# Idsworth Down, GU31

Approximate Gross Internal Area = 104.9 sq m / 1129 sq ft



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 Emzoo Marketing 2023.

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