



## Sussex Road, Petersfield, Hampshire, GU31

Guide Price: £550,000 Freehold

A modern three bedroom end of terrace house situated close to the pond and town centre, with views towards Butser Hill.

Master bedroom with en-suite, two further bedrooms, family bathroom, sitting room, dining room, kitchen, cloakroom with WC, front and rear gardens, garage.

EPC Rating: "D" (64)

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## DESCRIPTION

An attractive, modern three bedroom end of terrace house of brick and flint elevations under a tiled roof. The property is situated close to the pond and the town but also enjoys views over farmland to the rear towards Butser Hill. The accommodation is arranged over two floors with a master bedroom with en suite shower room, two further bedrooms and a family bathroom on the first floor. The ground floor comprises two reception rooms, kitchen and cloakroom with WC. The house is approached over a footpath through the front garden to the entrance door and there is an enclosed rear garden with a single detached garage beyond this.



## LOCATION

The property is situated in a popular road approximately 0.2 mile to the high street and 0.5 mile to the railway station. Petersfield offers a variety of amenities in a bustling town centre. Shops include Waitrose, Tesco and an M&S Food as well as numerous cafes and boutique shops. The train station provides a direct line to London Waterloo (in a little over 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. Being in the heart of The South Downs National Park, the surrounding area is renowned for its unspoilt countryside and outdoor pursuits. There are many popular schools in the area including Churcher's College, Bedales, Ditcham Park and The Petersfield School.

Services: Mains water, electricity, gas and drainage.

Ref: MD/190035/1

## LOCAL AUTHORITY

East Hampshire District Council, Petersfield

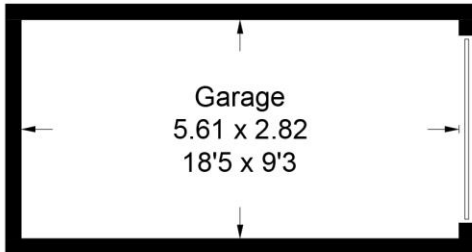
## DIRECTIONS

From the bottom of the High Street next to the War Memorial turn right into Dragon Street. Take the second turning on the left into Sussex Road and the property will be seen on the right hand side before you reach the pond.



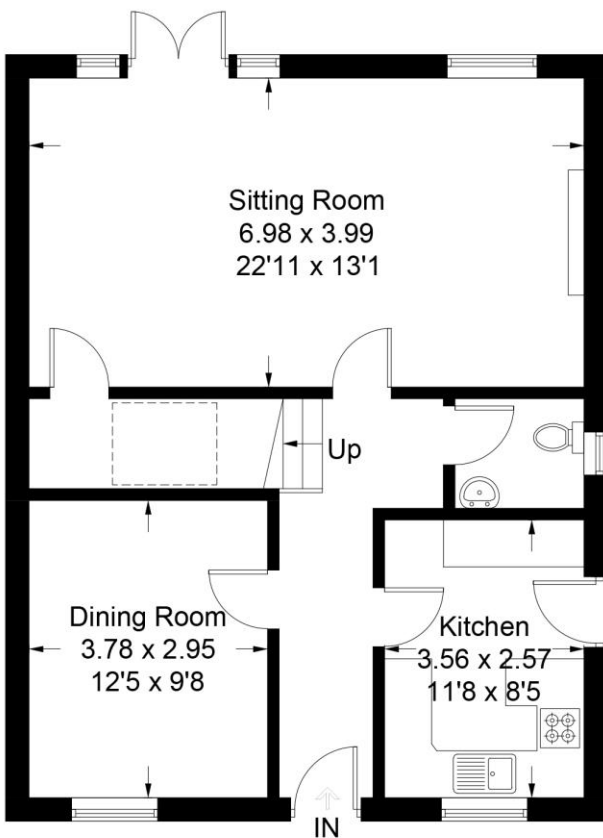
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Approximate Gross Internal Area = 131.1 sq m / 1411 sq ft  
Garage = 15.7 sq m / 169 sq ft  
Total = 146.8 sq m / 1580 sq ft

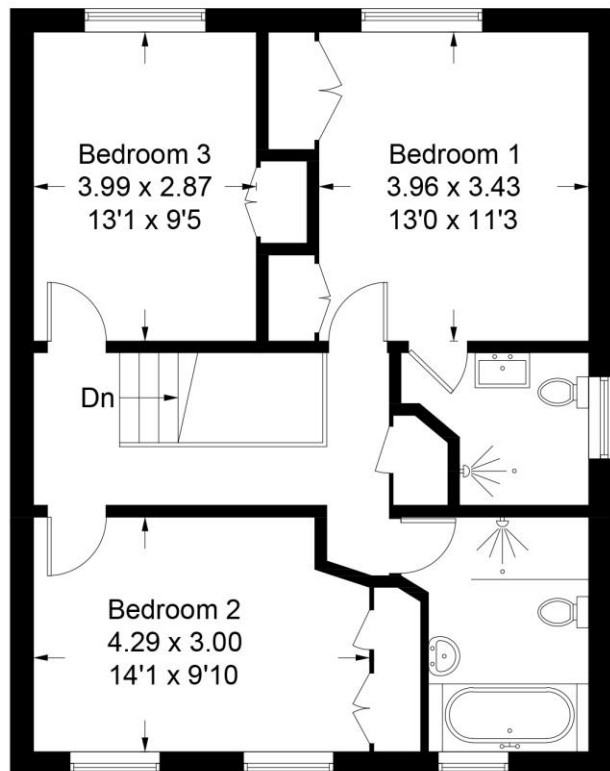


(Not Shown In Actual Location / Orientation)

= Reduced headroom below 1.5m / 5'0



**Ground Floor**



**First Floor**

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