



Merritts Meadow, Petersfield, Hampshire, GU31

Guide Price: £525,000 *Leasehold with Share of Freehold*



On an exclusive development for the over 55's close to the town centre, a purpose built, first floor apartment (accessed by a lift), with a south-west facing balcony.

KEY FEATURES

- First-floor apartment on an exclusive development for over 55s
- Contemporary accommodation
- South-west facing balcony
- Close proximity to Petersfield Town Centre and Train Station
- No onward chain



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DESCRIPTION

Built for those aged 55 and over, a delightful first floor apartment in a purpose built retirement complex. Completed in 2013, the property offers very practical, modern accommodation in the heart of the town. On entering the building there is a communal hall with stairs and a lift leading to the upper floors. Once through the front door of the apartment there is a spacious dining hall with doors leading to all of the principal rooms. The kitchen is fitted with matching floor and wall mounted units, a range of standard integrated appliances and a waste disposal unit. There is also enough room for a breakfast table and a door leads to a small utility area. The sitting room has a feature fireplace and double doors lead out onto a south-west facing balcony, a fantastic asset particularly during the summer months. There are two double bedrooms, both of which have built in storage. The main bedroom has its own en suite shower/wet room with underfloor heating and the guest bedroom also benefits from an en suite shower room. Outside, the property is approached by a sweeping drive leading to a visitors' parking area to the left of which is a large meadow. To the rear of the property are further communal landscaped garden with a variety of mature borders and planting.

ACCOMMODATION

Principal bedroom with en suite shower/wet room, guest bedroom with en suite shower room, sitting room with balcony, dining hall, kitchen, utility, and a single garage.

LOCATION

In the heart of the South Downs National Park, Petersfield is a historic market town with a variety of amenities in a bustling town centre which is just a short, level walk away. 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.

DIRECTIONS

From our office at 26 High Street, turn left and proceed to the end of road, passing the War Memorial on your right. On reaching College Street, turn left passing The Red Lion Public House on your right. Continue for a few hundred metres and on reaching a "T" Junction at the end of the road, turn right and the entrance to Merritts Meadow is almost immediately on the left. Proceed up the drive where some visitors parking can be found on the left hand side.

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MATERIAL INFORMATION

Method of Sale: Private treaty

Tenure: Leasehold with Share of Freehold

Term: 999 years from 1 July 2012

Construction: Brick and tile-hung elevations under a tiled roof

Services: Mains gas, electricity, water and drainage

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

EPC Rating: "B" (84)

Service Charge: £5,372.11 per annum (2026/27)

Ground Rent: £350 per annum

Rights & Easements: The property is approached via a shared drive leading to a communal hall

Flooding: To the best of our knowledge, the property has never flooded

Mobile Signal: Good outdoor, variable in home (Ofcom)

Broadband Availability: Superfast (Ofcom)

Parking: There is a single garage in a block

Viewings: Strictly by appointment with Winkworth Petersfield

What3Words :///rooms.palettes.think



Important Notice

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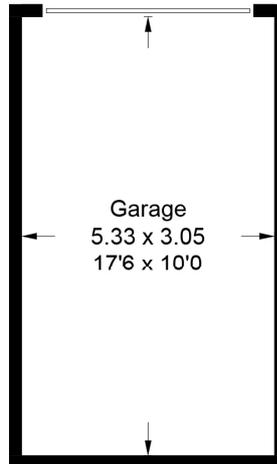
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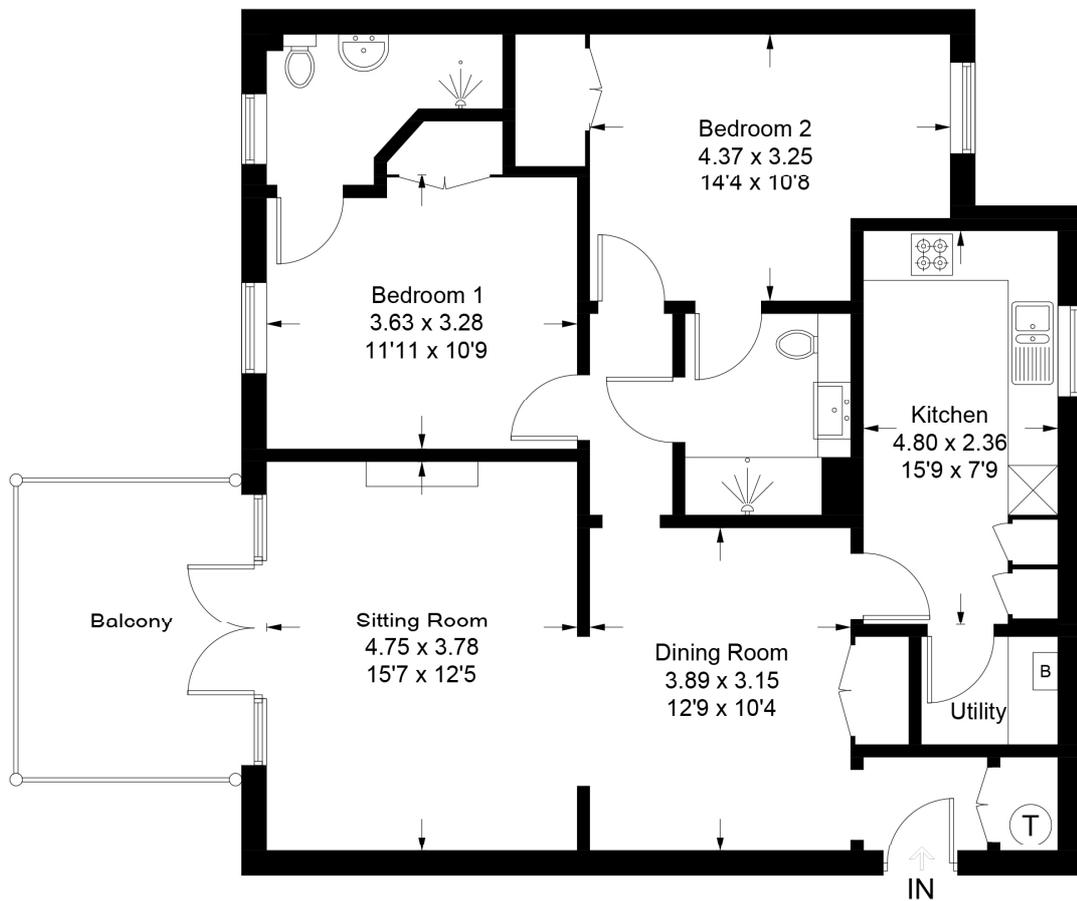
Approximate Gross Internal Area = 92 sq m / 990 sq ft

Garage = 16.3 sq m / 175 sq ft

Total = 108.3 sq m / 1165 sq ft



(Not Shown In Actual Location / Orientation)



First Floor

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 2026.

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