



Warren Side, South Harting, Petersfield, GU31

Guide Price: £255,000 Leasehold

A duplex apartment with a private west-facing terrace and fantastic southerly views over farmland.

2 bedrooms, bathroom, sitting room, kitchen/breakfast room, hall, cloakroom with WC and terrace.

EPC Rating: "D" (57).

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DESCRIPTION

A duplex apartment in the pretty village of South Harting occupying the first and second floor of a purpose built block. The property is approached by an external staircase leading to a communal hall. The layout can be seen in the floorplan which offers well-proportioned accommodation and typical of properties of this age are large windows allowing light to flow through the rooms. Of particular note is the contemporary kitchen fitted with matching floor and wall mounted units and there are double doors to the sitting room with woodburner. From the hall, stairs rise to the first floor landing, off which are two double bedrooms and a bathroom. Accessed from one of the bedrooms is a delightful west-facing terrace with fantastic views over farmland and rolling hills beyond. All in all, the property is well presented and an internal viewing is strongly recommended. The property is being sold with a 125 year lease from 21st March 1988. Please note that the main photo in these details is of the view from the terrace and that this land is not included within the sale.

Ref: AB/220161/1.



LOCATION

The village of South Harting boasts a number of amenities including two churches, a primary school, village shops and a public house. The property is nestled in the heart of the South Downs National Park which provides excellent rural pursuits. Further amenities can be found in Petersfield, approximately four miles to the north-west. 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.

Services: Mains water, drainage and electricity.

LOCAL AUTHORITY

Chichester District Council.

SERVICE CHARGE

£1,002 per annum (2021)

GROUND RENT

£10 per annum

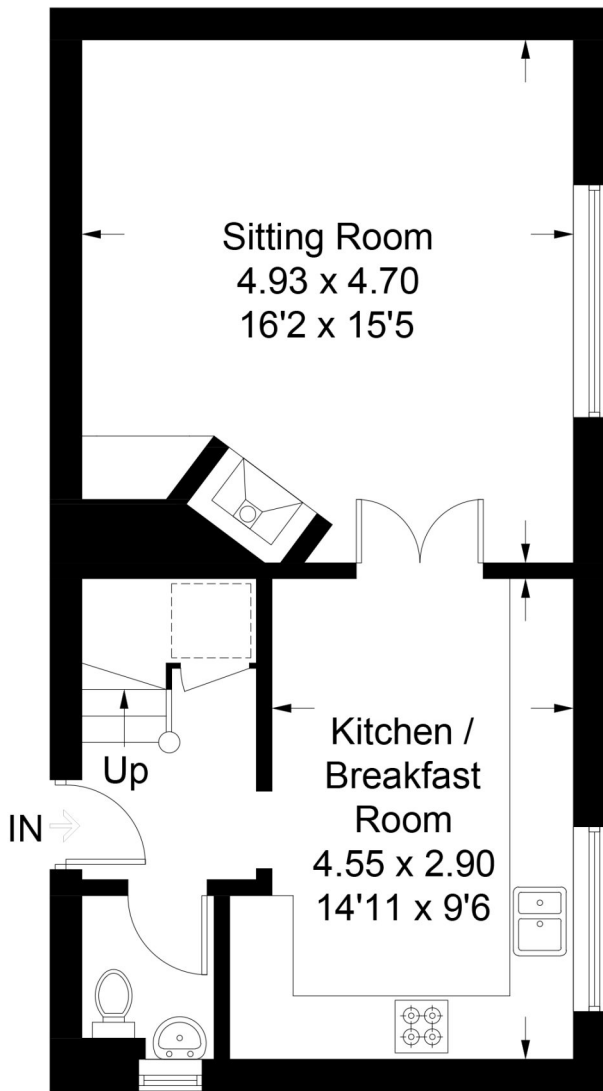
DIRECTIONS


From Petersfield, proceed along Sussex Road (B2146) towards South Harting. On entering South Harting at a "T"-junction, turn right and continue, passing the church on your right. Take the next turning on the left into Tipper Lane and the turning into Warrenside can be found after a short distance on your right.

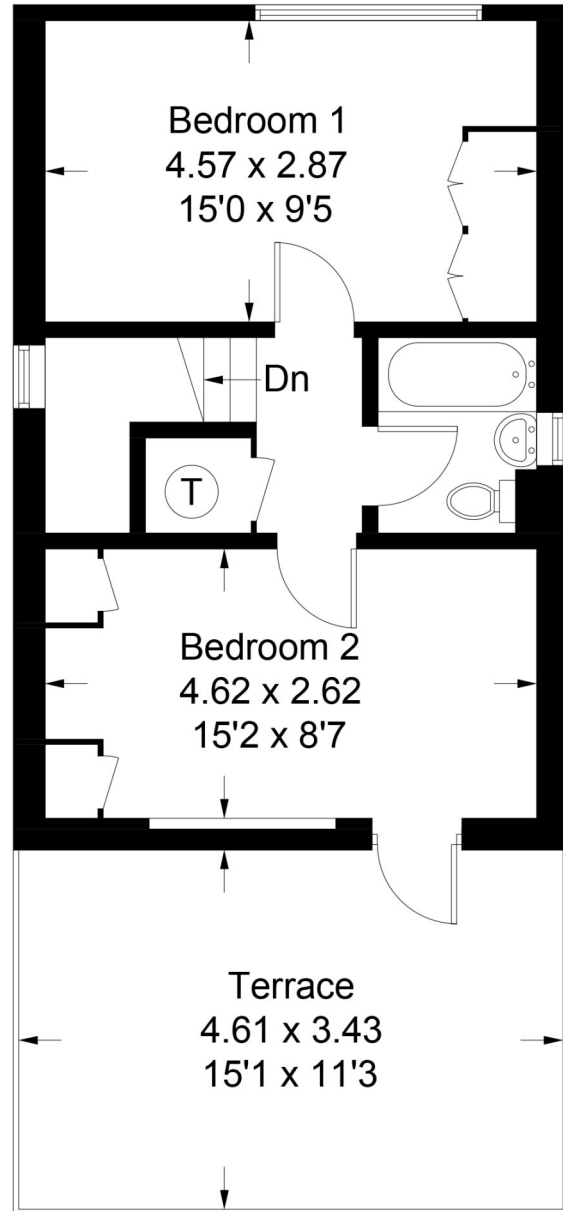


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Approximate Gross Internal Area = 80.2 sq m / 863 sq ft



 = Reduced headroom below 1.5m / 5'0



Ground Floor

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 2019.

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