



Charles Street, Petersfield, Hampshire, GU32

Guide Price: £400,000 *Freehold*



Situated in the town centre, close to the train station, a pretty, three bedroom mid-terrace property requiring updating throughout. NO ONWARD CHAIN.

KEY FEATURES

- Pretty three-bedroom mid-terrace property
- Close proximity to Petersfield Town and Train Station
- Open plan reception space
- Large rear garden
- Potential to improve
- No onward chain



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DESCRIPTION

A pretty three-bedroom mid-terrace property requiring updating throughout, situated within a short walk of both the high street and train station. Believed to date back to the early 1900s, this home has been within the same family for over 70 years. The accommodation is arranged over two floors as denoted on the floorplan but features a spacious open plan sitting/dining room, kitchen, conservatory and utility area with a w.c on the ground floor. From the hall, stairs rise to the first-floor landing, off which are three bedrooms, two of which have built-in storage cupboards and there is a family bathroom. The garden is situated to the rear, is mainly laid to lawn with a variety of mature planting and being on the west side, is an ideal spot to unwind during the long summer afternoons. Whilst the property has been loved over the years, it would benefit from general updating throughout and is being offered with no onward chain.

ACCOMMODATION

Entrance hall, sitting room, dining room, kitchen, utility area, downstairs w.c, conservatory, three bedrooms, family bathroom and rear garden.

LOCATION

The property is situated in the centre of Petersfield and is therefore extremely convenient for all that the town has to offer. 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 Tesco, Waitrose, M&S Food, 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 in the High Street head west passing The Square on the left and follow the road around to the right into Chapel Street. Take the first turning on the left into Lavant Street on reaching a crossroads with the train station straight ahead of you, turn left into Charles Street and the property will be seen after a short distance on your right.

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MATERIAL INFORMATION

Method of Sale: Private treaty

Tenure: Freehold

Construction: Brick under a slate roof

Services: Mains gas, electricity, water and drainage

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

EPC Rating: "E" (45)

Service Charge: N/A

Ground Rent: N/A

Rights & Easements: The property benefits from a right of way over three neighbouring terrace property gardens to access back garden and entrance

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

Mobile Signal: Likely (Ofcom).

Broadband Availability: Superfast available. (Ofcom)

Parking: Permit on-street parking.

Viewings: Strictly by appointment with Winkworth Petersfield.

WHAT3WORDS: ///extreme.introduce.paying



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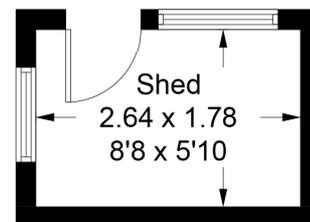
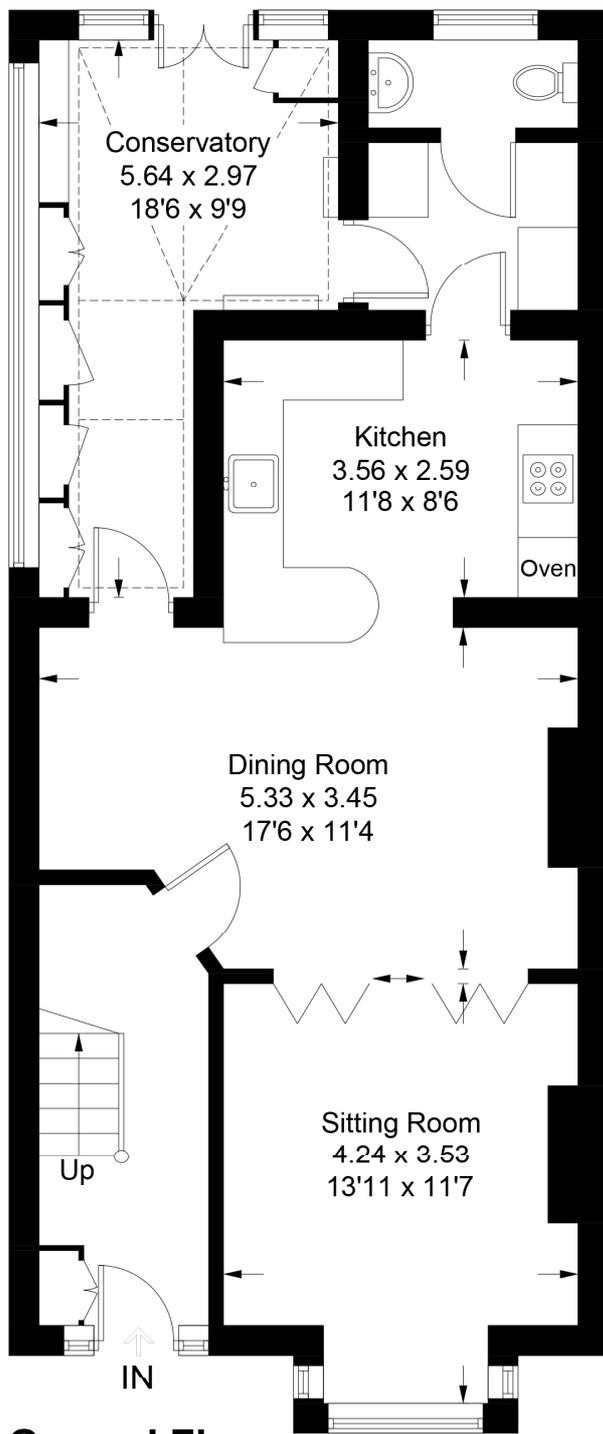
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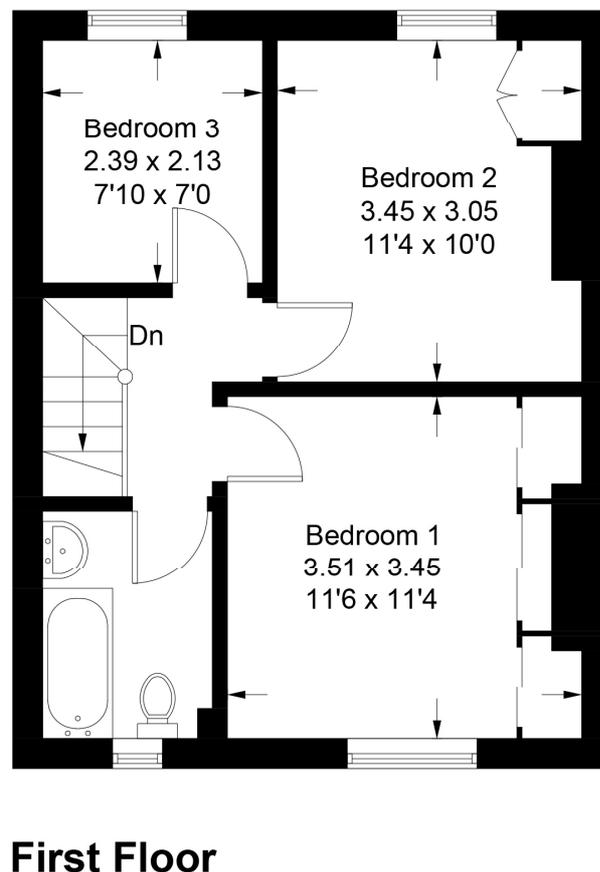
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Approximate Gross Internal Area = 109.9 sq m / 1183 sq ft
Outbuilding = 4.8 sq m / 52 sq ft
Total = 114.7 sq m / 1235 sq ft



(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 2026.

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