



Heath Road, Petersfield, Hampshire, GU31

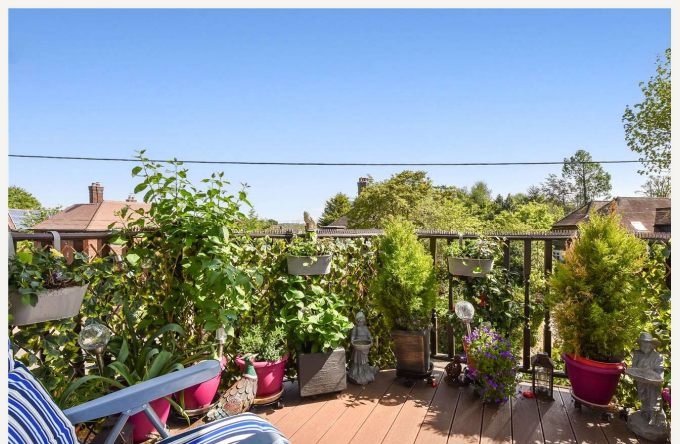
Guide Price: £325,000 *Share of Freehold*

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KEY FEATURES

A well-presented first floor apartment in a converted substantial house with a private balcony and parking space.

- First floor apartment
- Private balcony
- Allocated parking space
- Close proximity to The Heath and Petersfield High Street



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DESCRIPTION

The property is a lovely first-floor apartment situated in a converted detached house in a prime residential road. On entering a communal hall, stairs rise to the first-floor landing leading to the front door of this property. The layout of the property can be seen in the floorplan and as you can see, the accommodation is well-proportioned and practical. As you enter the property, doors lead to the two bedrooms and shower room which are on your left. A particular feature of the property is the main reception room with the kitchen fitted along one wall with a breakfast bar creating U-shaped work-surfaces and double-doors lead to a private balcony. Outside, the property is approached by a brick drive providing a parking area and to the south and east of the building are communal gardens laid to lawn.

ACCOMMODATION

Main bedroom, bedroom 2/study, shower room, reception room with kitchen, hall, private balcony, communal gardens and a parking space.

LOCATION

The property is situated in one of Petersfield's most favoured roads close to The Heath and Pond and is approximately 300 metres to the east of Petersfield High Street. 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, The Festival Theatre in Chichester, polo at Cowdray Park and sailing along the South Coast. There are many popular schools in the area including Churcher's College, Bedales, Ditcham Park and The Petersfield School.

DIRECTIONS

From our office at 26 High Street, turn left, passing the war memorial on your right. Proceed straight on into Heath Road. Follow the road round to the right, passing Weston Road on your right. The access to the property is the first drive on your right.

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MATERIAL INFORMATION

Method of Sale: Private treaty

Tenure: Leasehold with a share of Freehold.

Lease : 125 years from 1st January 2006

Construction: Brick and render elevations under a tiled roof.

Services: Mains electricity, water and drainage.

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

Service Charge: £1,800 per annum .

Ground Rent: N/A.

Rights & Easements: None known.

Mobile Signal: Inside likely with O2 and outside, likely with most networks. (Ofcom).

Broadband Availability: Ultrafast available. (Ofcom).

Parking: There is a communal driveway with a designated private parking space.

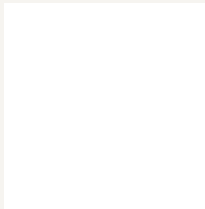
What3Words ///broad.magically.january

Viewings: Strictly by appointment with Winkworth Petersfield.

Ref: AB/250027/2



For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/PET250027>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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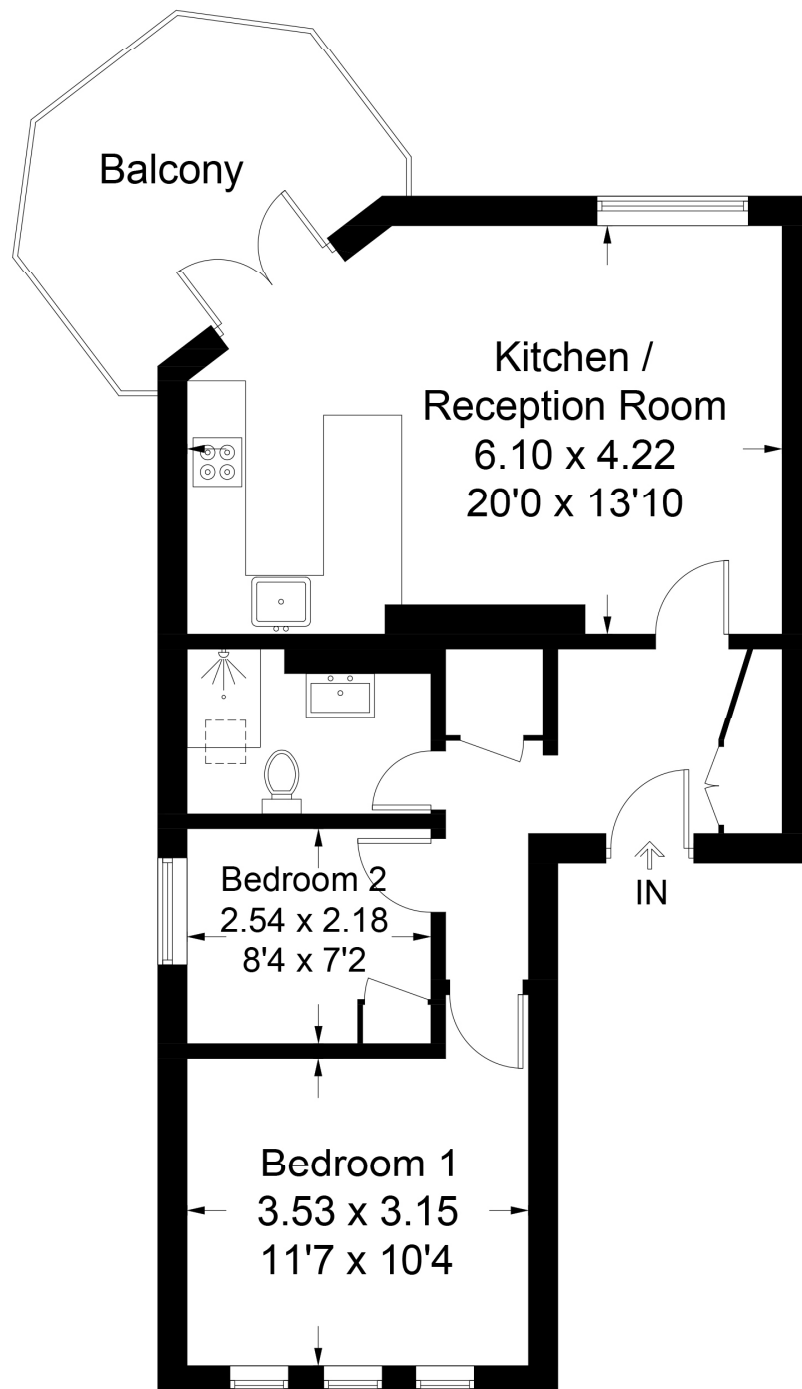
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Approximate Gross Internal Area = 55.9 sq m / 602 sq ft



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 2025.

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