



## Heathmere, 15 The Avenue, Petersfield, Hampshire, GU31

Guide Price: £375,000 Share of Freehold

With exceptional views over The Heath, a first-floor apartment in a substantial converted period house with a car port and communal gardens.

Two bedrooms, bathroom, drawing room, kitchen, carport and communal gardens.

EPC Rating: "E" (48).

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## DESCRIPTION

The property is a first floor apartment in a converted house, originally dating from 1897. The well proportioned layout can be seen in the floorplan and of particular note are the lovely high ceilings and large windows allowing light to flow through the accommodation. Outside, the property is approached by a sweeping drive leading to a communal parking area. Through the front door of the building, communal stairs lead to the upper floors and on the first floor landing is the front door to the apartment. Included within the sale is car port which is on a neighbouring property (but is on the same Land Registry Title). The property is to be sold with a new 999 year lease and Share of the Freehold.



## LOCATION

The property is situated at the end of one of Petersfield's most favoured roads overlooking The Heath and Pond approximately 0.3 mile to the east of the 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.

Services: Mains electricity, water and drainage.

Ref: AB/220045/1

## LOCAL AUTHORITY

East Hampshire District Council, Petersfield

## SERVICE CHARGE

£1,428 per annum (2021)

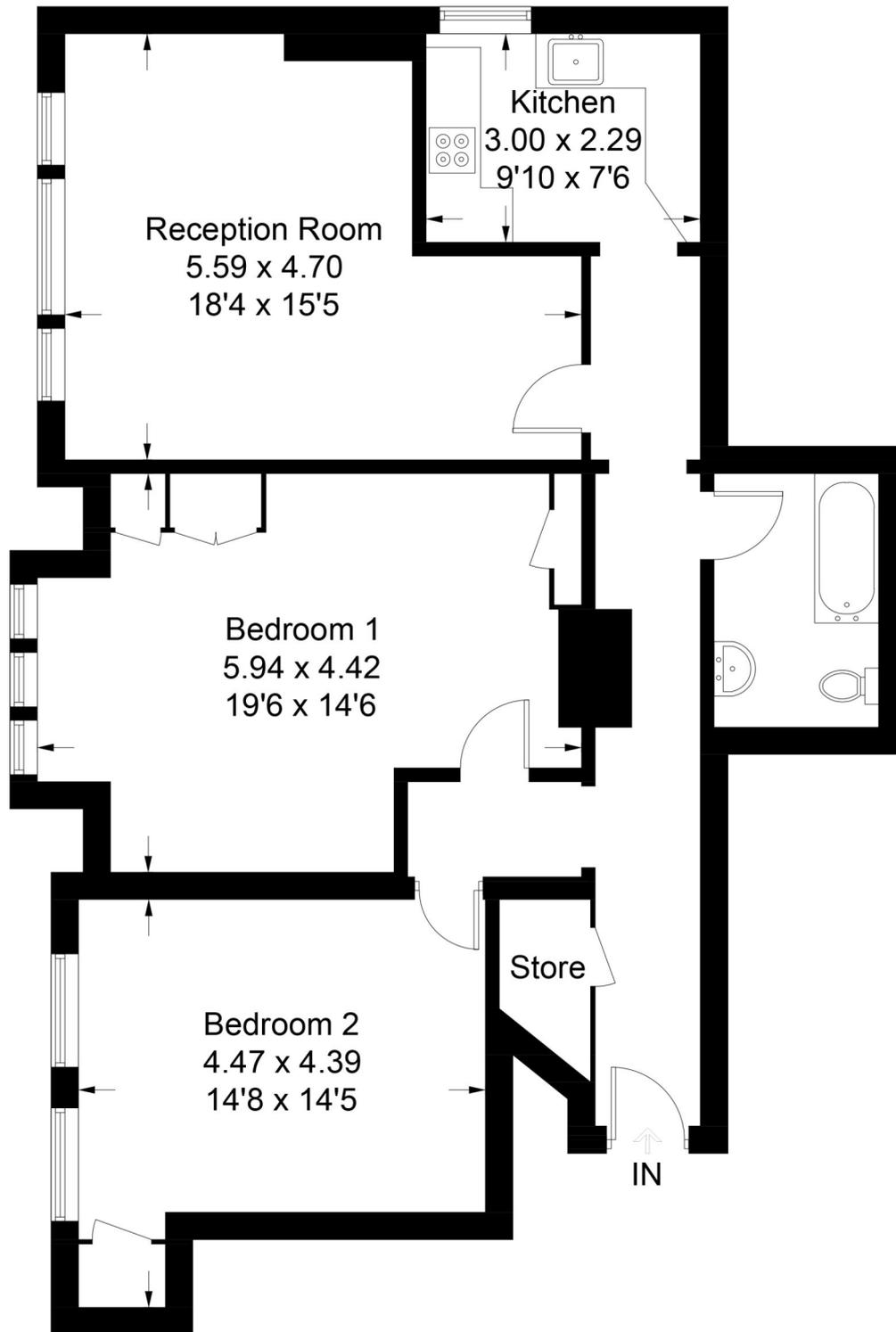
## DIRECTIONS

From our office at 26 High Street, proceed to the war memorial and turn right into Dragon Street. Take the first turning on the left into The Avenue and proceed to the end of the road. The property is the very last drive on the left.



# The Avenue, GU31

Approximate Gross Internal Area = 92.4 sq m / 994 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 2022.

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