



## 2 Winchester House, Winchester Road, Petersfield, Hampshire, GU32

Guide Price: £285,000 Leasehold

A two-bedroom ground floor apartment in a purpose-built block close to the train station. NO ONWARD CHAIN.

Two bedrooms, reception room, kitchen, bathroom, hall and communal garden.

EPC Rating: "C" (69).

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## DESCRIPTION

The property is a ground floor apartment in a purpose built block. From the communal hall is the front door to the apartment leading to the hall for the property, off which all rooms lie. The sitting room is a particular feature with picture windows overlooking and a door leading to a terrace with a delightful aspect overlooking the communal gardens and being on the south side of the building, is lovely and bright. There are two bedrooms, both of which are large enough to accommodate double beds and both have built-in storage and there's a family wet-room. The kitchen is fitted with floor and wall mounted units and there's enough room for a breakfast table.





## LOCATION

The property is situated to the west of the town centre, 500 metres from the train station and only 950 metres to The High Street. 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 a little over 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. Being in the heart of The South Downs National Park, the surrounding countryside is renowned for its unspoilt landscape and outdoor pursuits. There are many popular schools in the area including Churcher's College, Bedales, Ditcham Park, The Petersfield School and Bohunt.

## LEASE

198 years from 24th June 1975.

## LOCAL AUTHORITY

East Hampshire District Council, Petersfield. Band C.

## SERVICE CHARGE

£1,200 PA

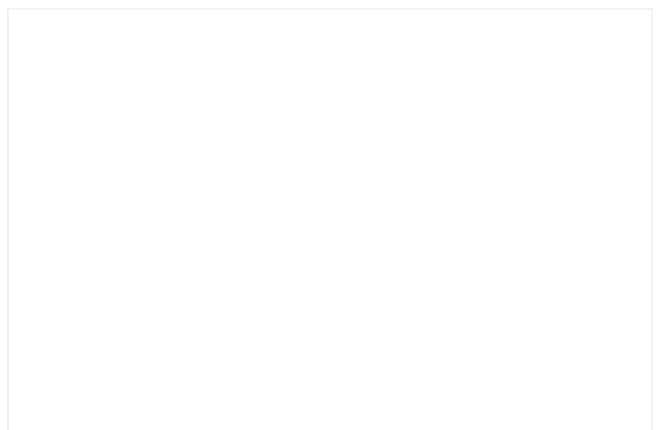
## SERVICES

Mains electricity, water and drainage.

## DIRECTIONS

From our office at 26 High Street, proceed up towards and pass The Square on your left. Follow the road around to the right into Chapel Street and on reaching Station Road, turn left. Proceed over the level crossing, passing Lidl Supermarket on your left and Frenchmans Road, also on your left and Winchester House is situated almost immediately on your left-hand side.

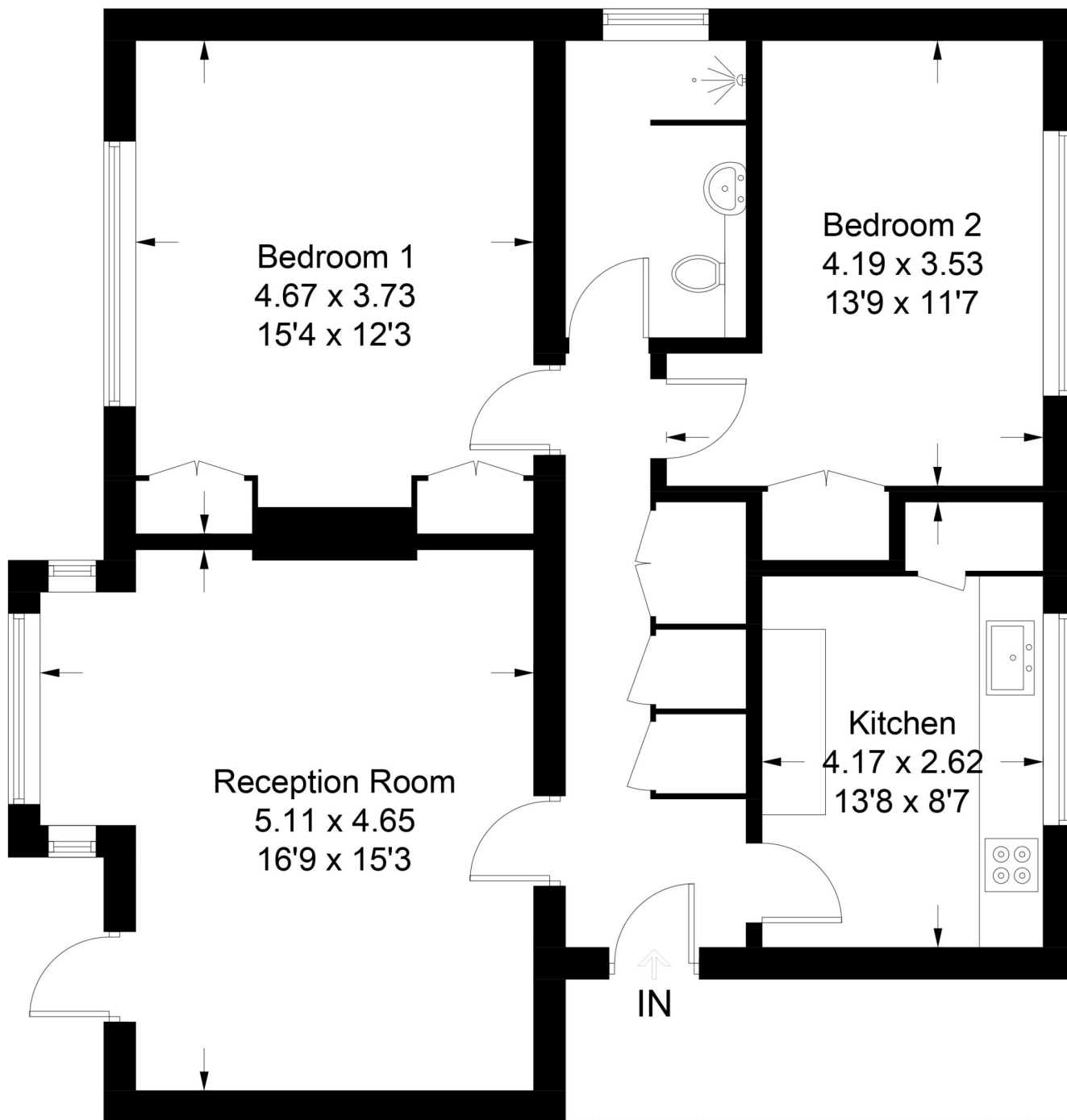
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# Winchester Road, GU32



Approximate Gross Internal Area = 80.4 sq m / 865 sq ft



## Ground 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 2024.

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