





A delightful maisonette with accommodation on two floors, that has been comprehensively refurbished by the current owner, located in the heart of Petersfield. The property is within walking distance of the town centre and mainline railway station.

Set back from the road and passing traffic, the apartment looks over the communal gardens and enjoys views towards the South Downs in the distance. The property is approached via its own pathway from the area adjacent to the garages, the garage for the apartment is handily located immediately opposite the property. On entering the maisonette, a staircase with benefits from natural light, leads to the first-floor landing, with doors to the refurbished fitted kitchen which boasts attractive grey gloss fronted units with a contrasting worksurfaces and integrated appliances including a modern oven and hob and a useful breakfast bar. To the rear is the spacious living room that enjoys the views, and a staircase leads to the second floor. The second floor landing also benefits from natural light from a side aspect window and doors lead to all three rooms on this floor; principal bedroom with the attractive views, a second bedroom to the front and a fashionable modern shower room, with white suite and walk in shower cubicle. The property is presented to a very high standard, prompting Jacobs and Hunt's valuer/director to comment "It's the best apartment I've seen in the complex" and also boasts replacement double glazing and gas central heating. Externally, a feature of the location is the large lawned communal gardens, plus this apartment has an area of front garden adjacent to the front path and the garage in the opposite block will be a bonus for town centre parking or additional storage.



Petersfield offers a comprehensive range of day-to-day

shops, with a mix of private independent and national brands, that include Crew Clothing, WH Smiths and Robert Dyas. Supermarkets include Waitrose, M&S Food, Lidl and Tesco and twice a week the town still enjoys a traditional market held in the Town Square, plus once a month on a Sunday there is an additional Farmers Market. Petersfield mainline railway station is on the Portsmouth Harbour to London Waterloo line and the nearby A3 gives access to Guildford, the M25, London and the South Coast. The area is well catered for leisure and sport facilities, bars, coffee shops and restaurants and being in the South Downs National Park has access to numerous footpaths and bridleways suitable for walking, cycling and riding. There are excellent schools in the vicinity including The Petersfield School, Churchers College and Herne Junior school.

Service charge £1750.00pa

Council Tax Band - TBA

Viewing by appointment with Jacobs and Hunt, Petersfield.

Tel: 01730 262744

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Winton Court, Winton Road, Petersfield



Approximate Gross Internal Area = 70.6 sq m / 760 sq ft
 Garage = 13.6 sq m / 146 sq ft
 Total = 84.2 sq m / 906 sq ft



= Reduced headroom below 1.5 m / 5'0"

Illustration for identification purposes only, measurements are approximate, not to scale.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	57 D	
39-54	E		
21-38	F		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

