





A three-bedroom end of terrace home, built in 2018 and presented to a very high standard, overlooking a pleasant green space and enjoying a south facing rear garden. Located in Beaumont Place, off of the Causeway.

This really needs to be seen! Internally, the home has a cloakroom and staircase off the entrance hall that leads to a spacious open plan sitting, dining, kitchen area with French doors to the rear garden. The kitchen has been enhanced by the current owners with the addition of extra storage cupboards, attractive tiling and has a range of integrated appliances. The main sitting, dining area feels light and spacious ideal for entertaining or relaxing in.

On the upper floor, the principal bedroom boasts an en-suite shower room to the front and has fitted wardrobes. The second double bedroom to the rear, has been cleverly styled to provide space for a double bed, but can equally double up as a home office. Bedroom three is also located to the rear of the property. The family bathroom again has upgraded lighting and has been redecorated by the current owners since new.



Externally, the property faces out over a green area affording a pretty kerb appeal and has a footpath approach to a small forecourt garden, plus there is a private carport and off-road parking. The south facing rear garden has been attractively landscaped, with a patio area adjacent to the house creating an ideal area for alfresco dining, entertaining or relaxing. A matching path leads to a timber garden shed with the remainder of the garden mainly laid to lawn, all within panelled fenced boundaries affording a good amount of privacy.

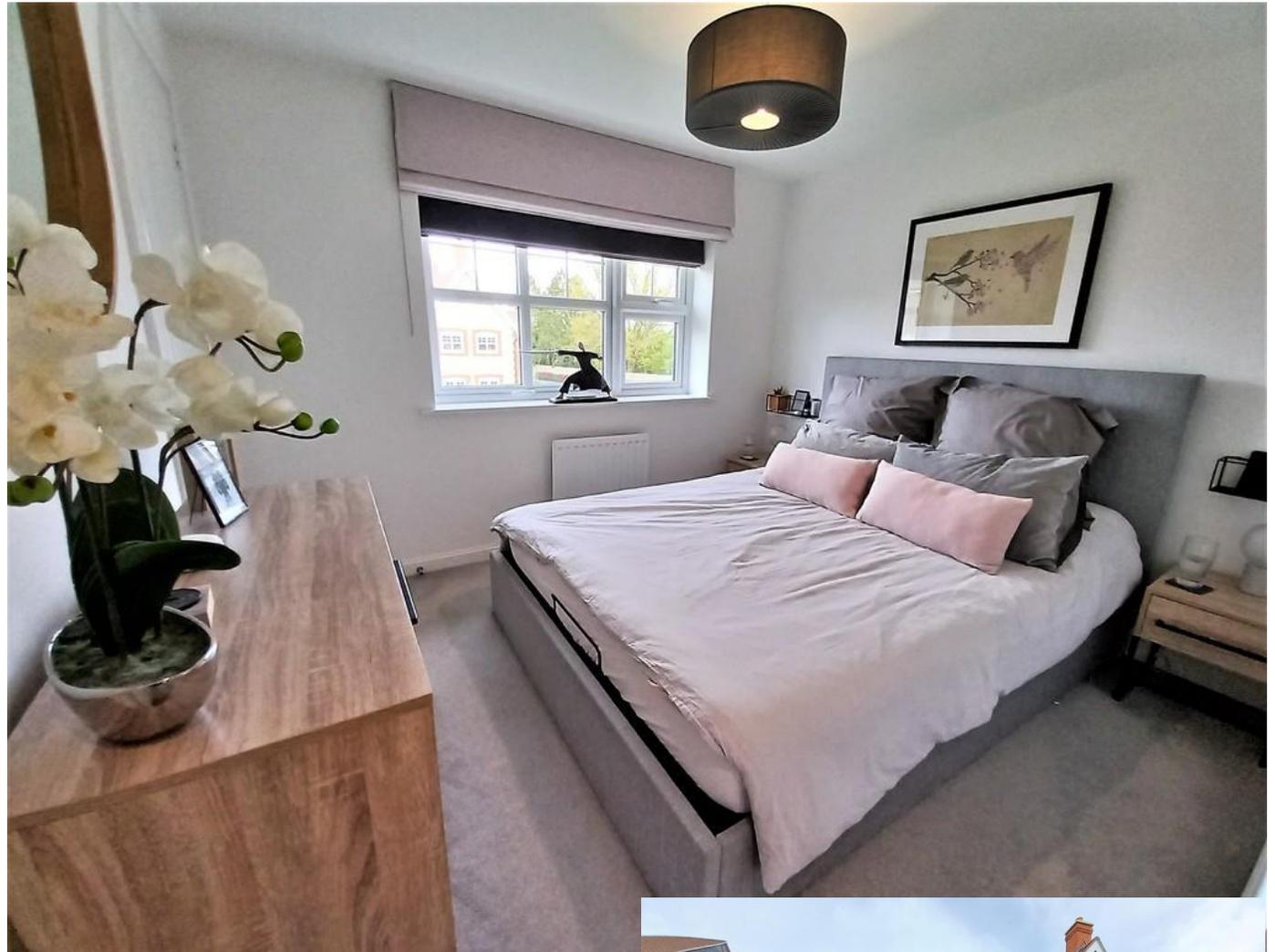
The sellers are able to offer up to £1,000 towards the buyer's legal fees (subject to using a recommended solicitor).

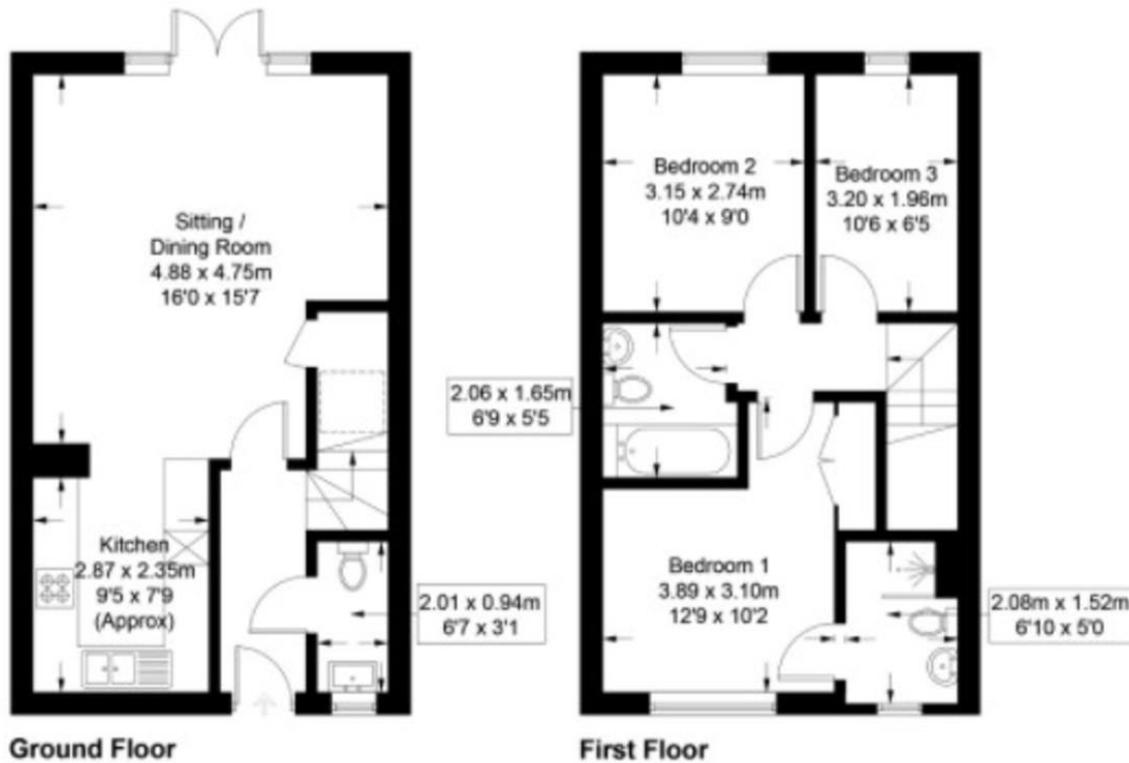
Petersfield offers a comprehensive range of day-to-day shops, with a mix of private independent and national brands, that include Crew Clothing, Waterstones, and Robert Dyas. Supermarkets include Waitrose, M&S Food, Lidl, and Tesco and twice a week the town still enjoys a traditional market held in the 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 close-by, Churchers College and Herne Junior school.

Council Tax Band – C - £1721.81 per annum

Viewing strictly by appointment with the Selling Agents, Jacobs & Hunt, Petersfield. Tel: 01730 262744.

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Score	Energy rating	Current	Potential
92+	A		118   A
81-91	B	84   B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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 are 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

