

Jacobs & Hunt

54 RUSHES ROAD, PETERSFIELD, HAMPSHIRE, GU32 3BW
ASKING PRICE OF £480,000





An attractive period home that retains character and charm in a sought-after road in Petersfield, with off road parking, a lovely rear garden and accommodation comprising three bedrooms, two reception rooms, a fitted kitchen and a generous bathroom with shower cubicle.

Conveniently located for A3 access and a stroll to the station, this Victorian style end of terrace home offers accommodation; front aspect sitting room with chimney breast housing a wood burning stove and a bay window, a rear aspect dining room with double glazed French doors to the garden, staircase to first floor and access to the fitted kitchen that also accesses the garden and leads to a cloakroom/WC.

On the first floor there are two bedrooms and a generous family bathroom, an additional staircase has direct access to a third bedroom in a loft conversion.

Externally, the house has a lowered kerb allowing off road parking for a car. To the rear, an area of paved patio adjacent to the house creates a lovely spot to enjoy alfresco dining, relaxing and entertaining. The patio area leads to a mainly lawned garden with flower beds and borders, plus a timber storage shed.



Petersfield has a plethora of amenities. With the original market square at its heart and a twice weekly market, Petersfield offers a Waitrose and a Marks & Spencer Food Hall, as well as a selection of boutiques, restaurants, and independent coffee shops. With many active clubs and societies, Petersfield is renowned for its vibrant and welcoming social scene. It also benefits from an easy proximity to a wealth of leisure opportunities to suit all

tastes, including Taro leisure centre with its pools, gym and workout classes. There is a choice of two golf courses located at Petersfield (right on doorstep of Sheet) and Liphook, horse racing and motor racing at Goodwood, the Festival Theatre in Chichester and polo at Cowdray Park. Get out into the countryside and enjoy horse riding across the South Downs, walks through the Meon Valley and the Queen Elizabeth Country Park, not to forget taking to the water for sailing off the south coast. Aside from the choice of days out, Petersfield and its surroundings are a favourite for families, thanks to the excellent state and independent schools in the area, including The Petersfield School, Churchers College, Bedales and Ditcham Park, serving children of all ages.

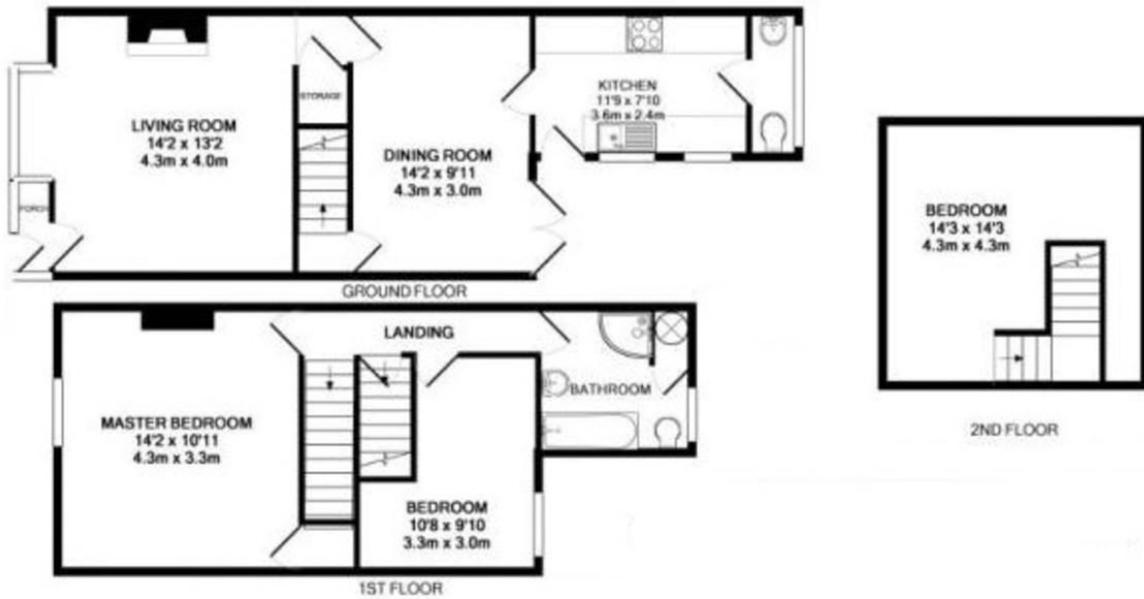
Internal inspections are highly encouraged to appreciate the charm, character, and size of the accommodation this end-terrace cottage has to offer.

Viewing appointments are strictly by appointment with Jacobs & Hunt, Petersfield.

Council tax band C - £1721.81 per annum (2021/22). East Hampshire District Council.

WE ARE AVAILABLE 7 DAYS A WEEK FOR YOUR VIEWING CONVENIENCE!





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E		
21-38	F	37 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 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

