





Situated in a cul-de-sac on the eastern side of Petersfield, this semi-detached chalet style home offers flexible accommodation and further potential to re-configure the space, currently affording three/four bedrooms, newly fitted kitchen, and a large garden.

This deceptively spacious family home, tucked away in a popular cul-de-sac, close to the heath lake and Taro leisure centre, has undergone a programme of improvement and updating by the current owners and now offers the following accommodation: approached via the recently laid, brick driveway, the front door opens into an entrance porch with further door to a central hallway, with staircase leading to the first floor and doors to a front aspect lounge, ideal for relaxing in. Additionally, off the hallway is a Dining Room/Double Bedroom, Playroom/Single Bedroom, Shower Room and the Kitchen/Breakfast Room. The Kitchen/Breakfast Room has a definite "Wow" factor, having been designed and fitted for the current owners in an attractive blue fronted range of units, with "Rangemaster" cooker and integrated appliances including a slim-line dishwasher and a washing machine. Off the kitchen are several rooms that have numerous uses and offer potential for reconfiguration if required, currently laid out as a rear study/office, utility room, workshop and a storage area in the previous garage.



On the upper floor, the principle double bedroom and a single bedroom are both dual aspect and adjacent to a modern bathroom.

Externally, the rear garden is a big surprise by the amount of space it offers. Currently split into two areas, the area nearest the house has an artificial lawn, area of patio and

has been created to be child friendly, while the lower area has been left as a wilder area but offers great potential.

This deceptively spacious home is convenient for Taro leisure centre, Heath Lake and a stroll into the town centre. 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, Churchers College and Herne Junior school.

Internal inspections are highly recommended to appreciate the size and potential this family home has to offer.

Council Tax Band – East Hampshire District Council – Band D (£1937.04pa)

Viewings strictly by appointment with Jacobs & Hunt, Petersfield. Tel: 01730 262744

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Eastlake Close, Petersfield

Approximate Gross Internal Area
172.6 sq m / 1858 sq ft



Reduced headroom
below 1.5 m / 5'0"

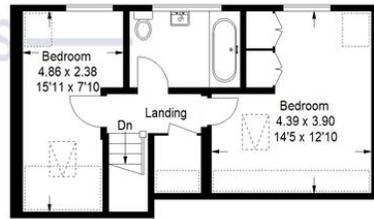
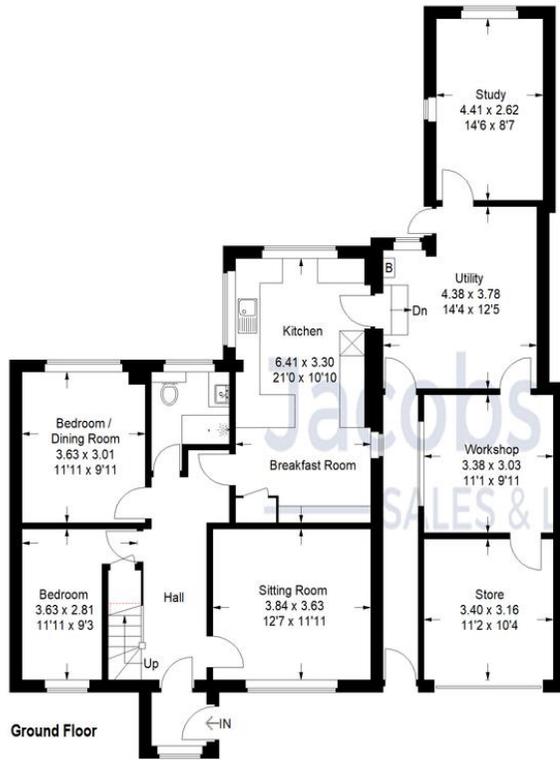


Illustration for identification purposes only, measurements are approximate, not to scale.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	70 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

26 Lavant Street, Petersfield,
Hampshire, GU32 3EF

www.jacobshunt.co.uk
01730 262744
properties@jacobshunt.co.uk

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

