





Locally regarded as the premium retirement complex in Petersfield, Cremorne Place is located in King George Avenue in the centre of Petersfield, a short walk of the shops and facilities. Boasting a generous residents lounge, with kitchen and conservatory for socialising, well kept grounds and residents parking by agreement. Apartments here are sought-after.

This first floor apartment faces out over King George Avenue, and the previous owner enjoyed watching the comings and goings along this residential street. Accessed via a communal front door, with security intercom entry-system, a staircase with stairlift leads to the first-floor landing and a private door into the flat. An inner hallway leads to a 13ft sitting room, with door into the fitted kitchen. The generous bedroom boasts built-in wardrobes and there is a bathroom.

Location: Petersfield is located within the South Downs National Park and 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. Post Office, several chemists and 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. The Petersfield Heath and Lake



are of note and very popular for relaxing and walking, close to town.

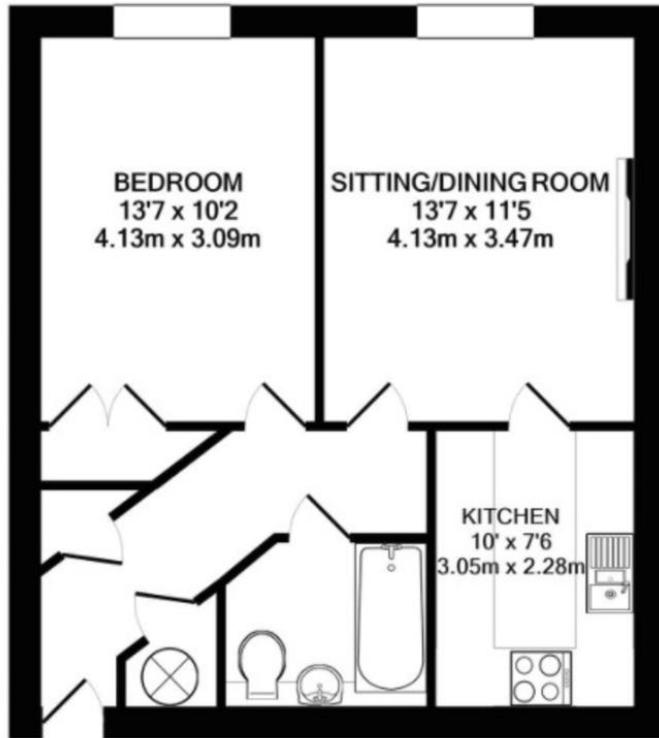
Council Tax Band – B - £1506.60 per annum – East Hampshire District Council.

Service Charges - TBC

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

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





TOTAL APPROX. FLOOR AREA 504 SQ.FT. (46.9 SQ.M.)

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	85 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 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



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