





Situated in a residential cul-de-sac of Victorian homes in the centre of Petersfield, a few minutes' walk to the mainline railway station and shops. This three-bedroom home has been refurbished to an attractive standard and now offers a contemporary lifestyle behind the character facade.

The property affords light and airy accommodation over three floors and a long rear garden. A dropped kerb allows parking for one car off the road and the front door opens into an entrance lobby with staircase to the first floor and door into the front facing sitting room, chimney breast housing a period style fireplace. A doorway leads through into a generous dining room, again with a chimney breast and period style fireplace and recessed shelving adjacent. Sliding double glazed doors lead out to the rear garden, while an internal door leads to a refitted modern kitchen also with access to the garden.

On the first floor, two bedrooms are serviced by an updated bathroom. An additional staircase leads up to a third bedroom, which would make a good home office.

Externally, the rear garden has an area of paved terrace, a lovely space to relax, entertain and enjoy alfresco dining, that leads to a mainly lawned garden, with garden shed and a pedestrian gate accesses a side path that leads out to the front.

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



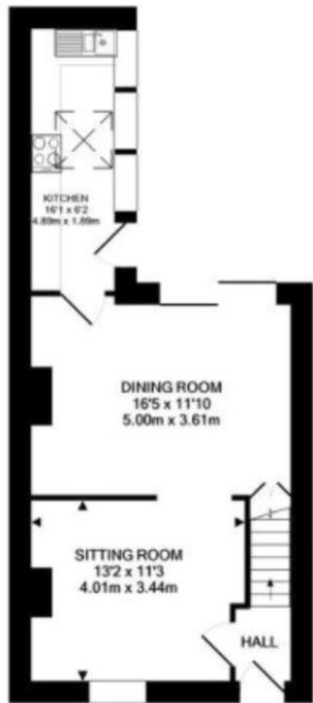
welcoming social scene. It also benefits from an easy proximity to a wealth of leisure opportunities to suit all tastes, including Taro leisure centre with its pools, gym and workout classes. There is a choice of two golf courses located at Petersfield (right on doorstep of Sheet) and Liphook, horse 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.

Council Tax Band D - £2000.01 per annum. East Hampshire District Council. (2022-2023)

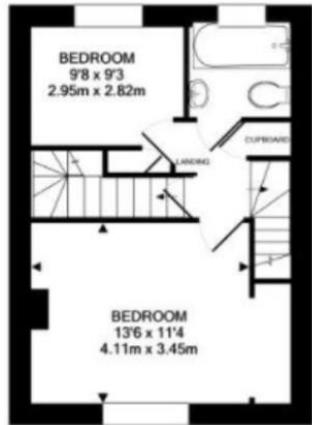
Viewing strictly by appointment with Jacobs & Hunt, Petersfield. Tel: 01730 266744

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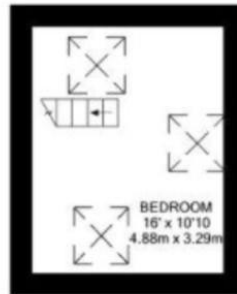




GROUND FLOOR
APPROX. FLOOR
AREA 466 SQ. FT.
(43.3 SQ. M.)



1ST FLOOR
APPROX. FLOOR
AREA 375 SQ. FT.
(34.9 SQ. M.)



2ND FLOOR
APPROX. FLOOR
AREA 194 SQ. FT.
(18.0 SQ. M.)

TOTAL APPROX. FLOOR AREA 1035 SQ. FT. (96.1 SQ. M.)



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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 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

