





This first floor apartment certainly has the "Wow" factor and is located in a desirable location, between the Heath Lake and High Street in Petersfield. Lynchmere is approached via an electric gate for vehicular access, that opens into an area of residents parking adjacent to the impressive entrance, with open storm porch, front door to a communal hallway and staircase to the first-floor landing, where this apartment is positioned.

An inner hallway provides access into a spacious living room, that enjoys high ceilings that afford a feeling of space, a side window looks over the gardens and double-glazed patio doors open out to the feature balcony, ideal for alfresco dining and relaxation. A modern fitted kitchen area sits adjacent to the balcony and boasts built in appliances. A modern bathroom with white suite and natural light from a skylight above is positioned next to the two bedrooms.

Externally, the apartment has an allocated parking space and a storage shed located in the attractive communal gardens.

Petersfield 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. 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 quality and spacious accommodation available.

Service Charge: £1800.00pa

Council Tax – East Hampshire District Council – C - £1777.79

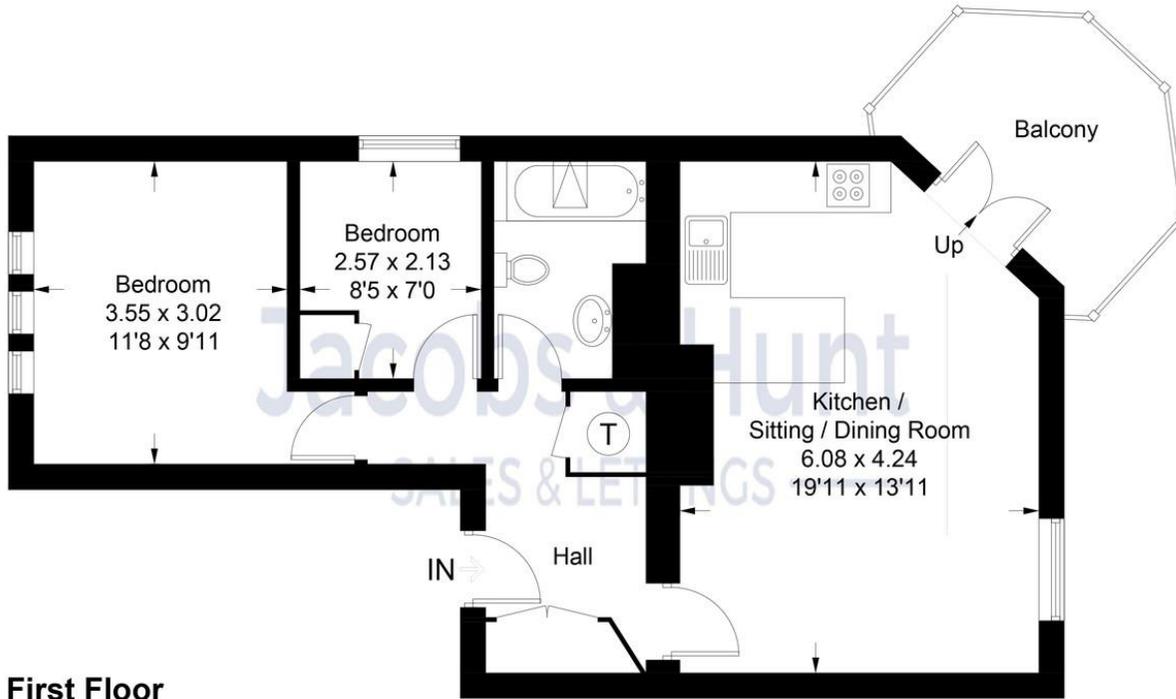
Viewing strictly by appointment with the sole agents, Jacobs
& Hunt, Petersfield. Tel: 01730 262744

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



Heath Road, Petersfield

Approximate Gross Internal Area = 57.2 sq m / 616 sq ft



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. (ID863909)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 c
55-68	D	58 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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