







Located in one of Petersfield's most sought-after developments, Heath Court, Sussex Road, this very desirable over 60's development is a short walk to Heath Pond and Petersfield Town Centre.

Situated in a lovely location, this ground floor apartment has recently undergone full redecoration and recarpeting throughout. Benefitting from a private terraced area offering lovely views across to the nearby South Downs and Butser Hill.

Security intercom entry system. Front door leading to entrance hallway with airing cupboard.

The main living area benefits from a spacious, light and airy sitting room. There are double sliding doors giving access to the private terraced area which has ample space for a table and chairs, also benefitting from views across to the South Downs and leading to a lawned area which is communal.

An archway leads through to the well fitted kitchen, which has integrated oven, gas hob, sink and dishwasher, space for a fridge/freezer as well as a washing machine. There is a range of floor and wall cabinets with work surfaces over and a window to the rear.

The master bedroom is very large and comes with fitted wardrobes as well as an ensuite with WC and wash hand basin with vanity unit underneath. French doors open onto the private terraced area from the bedroom - a lovely feature.

The second bedroom is a double room and also benefits from fitted wardrobes.





There is also a bathroom with wash hand basin, WC, shower cubicle and heated towel rail.

Petersfield offers a comprehensive range of day-to-day shops, with a mix of private independent and national brands. 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 Grange doctors surgery is nearby and the town has a non-emergency hospital

Service charge (from 1 April 2023 to 31 March 2024):  
£3,204.43 pa

Ground rent - £50 per quarter

Lease remaining - 90 years

Council Tax band: D (1 April 2023 to 31 March 2024):  
£2,100.01

Viewing strictly by appointment with the sole agents Jacobs & Hunt, Petersfield.

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CONVENIENCE!



## Heath Road, Petersfield

Approximate Gross Internal Area = 66.4 sq m / 715 sq ft

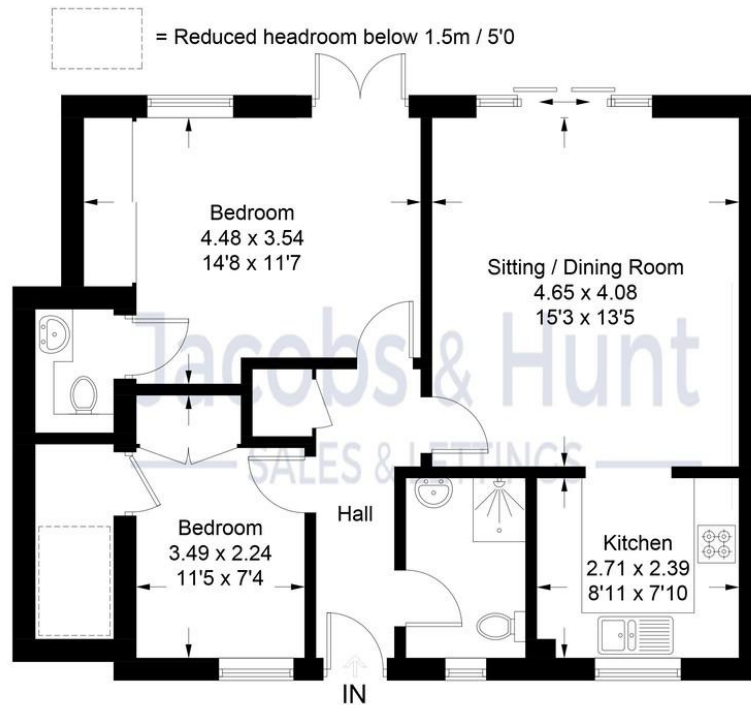


Illustration for identification purposes only, measurements are approximate, not to scale. (ID964962)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	77 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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