







Delightful three bedroom detached house in Lower Heyshott, Moggs Mead within easy walking distance of the town centre and mainline railway station. The house is bright and spacious throughout and offer a very pretty enclosed rear garden with terrace and sun patio.

The house offers entrance hallway with WC/utility room as you enter the house. On the right is a very bright sitting/dining room. The kitchen is to the rear of the house and has a door leading to the rear terrace.

On the first floor are three excellent sized bedrooms with bedroom 1 and bedroom 2 having built-in wardrobes.

There is a re-fitted walk-in shower which has been completed to an excellent standard.

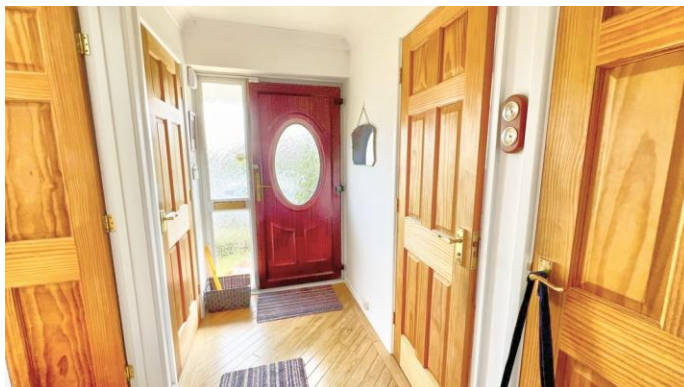
To the front of the house is a lawned and well stocked garden with private driveway and access to the garage by an electric roller door.

The rear garden is very pretty with full width terrace, lawned area with shrubs and plant. Further patio area to the top of the garden. Garden shed.

The house all features roof mounted solar powers.

Residents of Moggs Mead enjoy use of a private leisure centre comprising indoor swimming pool, two squash courts, and a community hall, for which there is an annual service charge of approximately £120.00.

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.

Mains gas, water, electricity and sewage.

Double glazed and gas central heating.

Council Tax Band E - £2728pa.

The owner has found a vacant property to move to, so there is a complete chain above.



## Lower Heyshott, Petersfield

Approximate Gross Internal Area = 87.6 sq m / 943 sq ft

Garage = 15.7 sq m / 169 sq ft

Total = 103.3 sq m / 1112 sq ft



Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID1231078)



Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	83 B
69-80	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 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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