

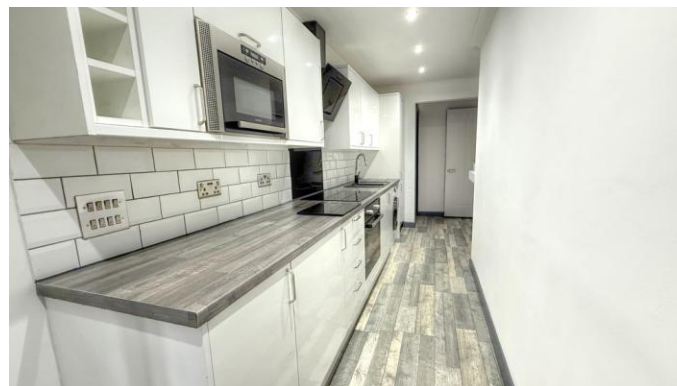




Situated on the sought-after Kings Road, just a short walk from Petersfield's vibrant town centre and mainline station, this impressive ground-floor maisonette has been thoughtfully redesigned and beautifully updated throughout. Originally a one-bedroom property, it has been cleverly reconfigured by the current owner to create a modern and versatile two-bedroom home-perfect for first-time buyers, downsizers or investors.

Inside, the accommodation is finished to a high standard. The contemporary fitted kitchen features a generous range of integrated appliances, including an electric fan oven, induction hob with extractor hood, washer/dryer, microwave, fridge and freezer, offering both style and convenience. The inviting sitting room boasts original-style parquet flooring and a contemporary feature fireplace providing a stylish focal point.

Both bedrooms are well proportioned, benefitting from the carefully considered layout that maximises space and natural light. The newly fitted bathroom suite offers a sleek, modern finish, completing the high-quality interior.



Outside, the property continues to shine. The paved rear garden provides a low-maintenance and private space for relaxation, complete with pergola and hot tub. Running along the side of the home is a cleverly designed full-length external store-ideal for bikes, tools or outdoor equipment. The property also benefits from allocated parking.

A unique opportunity to acquire a thoughtfully improved and beautifully presented home in a desirable Petersfield location. Early viewing is highly recommended.

Council tax band B - £1736 per annum

The lease is for a term of 999 years from 1st January 1980.

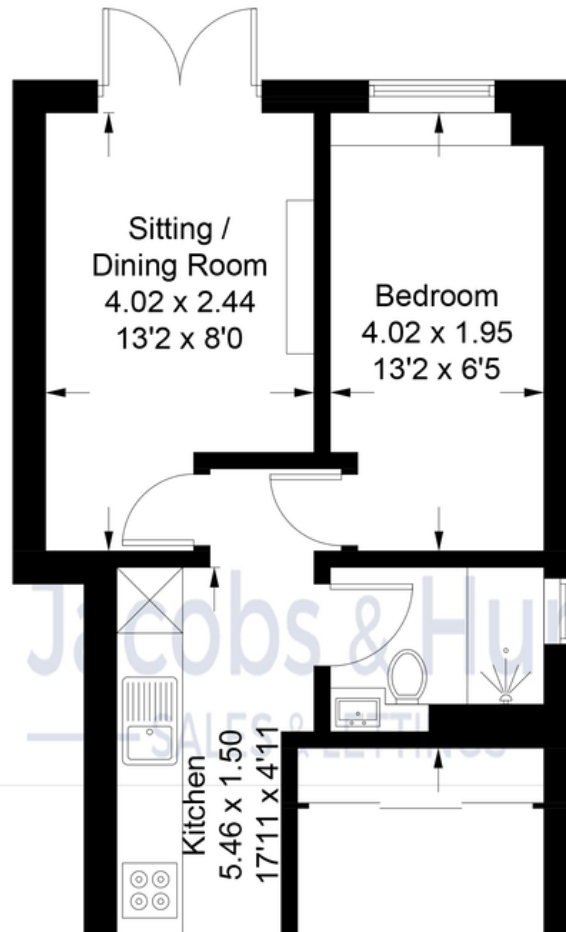
The annual rent is a peppercorn.

Viewing through the vendors' sole agents - Jacobs & Hunt,
Petersfield.



Kings Road, Petersfield

Approximate Gross Internal Area = 41.6 sq m / 448 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	61 D	
39-54	E		
21-38	F		

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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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