



Petersfield, Hampshire

£375,000

# Petersfield, Hampshire

A very rarely available Penthouse Apartment located in the centre of Petersfield, this stunning property has many attractive features.

The building has a glass lobby secure entrance and an internal lift. On entrance to the flat there is a spacious hallway with built in storage and antico flooring. The layout includes a generous living space that has a dining area, lounge, and open plan modern kitchen with integrated appliances. There are also double doors onto the wrap around roof terrace.

The internal hallway leads to two double bedrooms, the current owner uses the second room as a study and snug room showing the versatility of the space. The principal bedroom has an en-suite shower room and further double doors on to the terrace.

The roof terrace has stunning far reaching views towards both Butser Hill and the Hangers, and as the terrace wraps around the building you can have sun or shade as your preference.

Another feature of the apartment is that there is underfloor heating throughout which can be individually controlled per room.

The property is also being sold with no onward chain.

Leasehold  
Council Tax Band : B

- Penthouse Apartment
- Central Petersfield Location
- Stunning Views
- Wrap Around Balcony
- Two Double Bedrooms
- Underfloor Heating Throughout
- Open Plan Kitchen and Living Space
- En-suite Shower Room
- NO ONWARD CHAIN



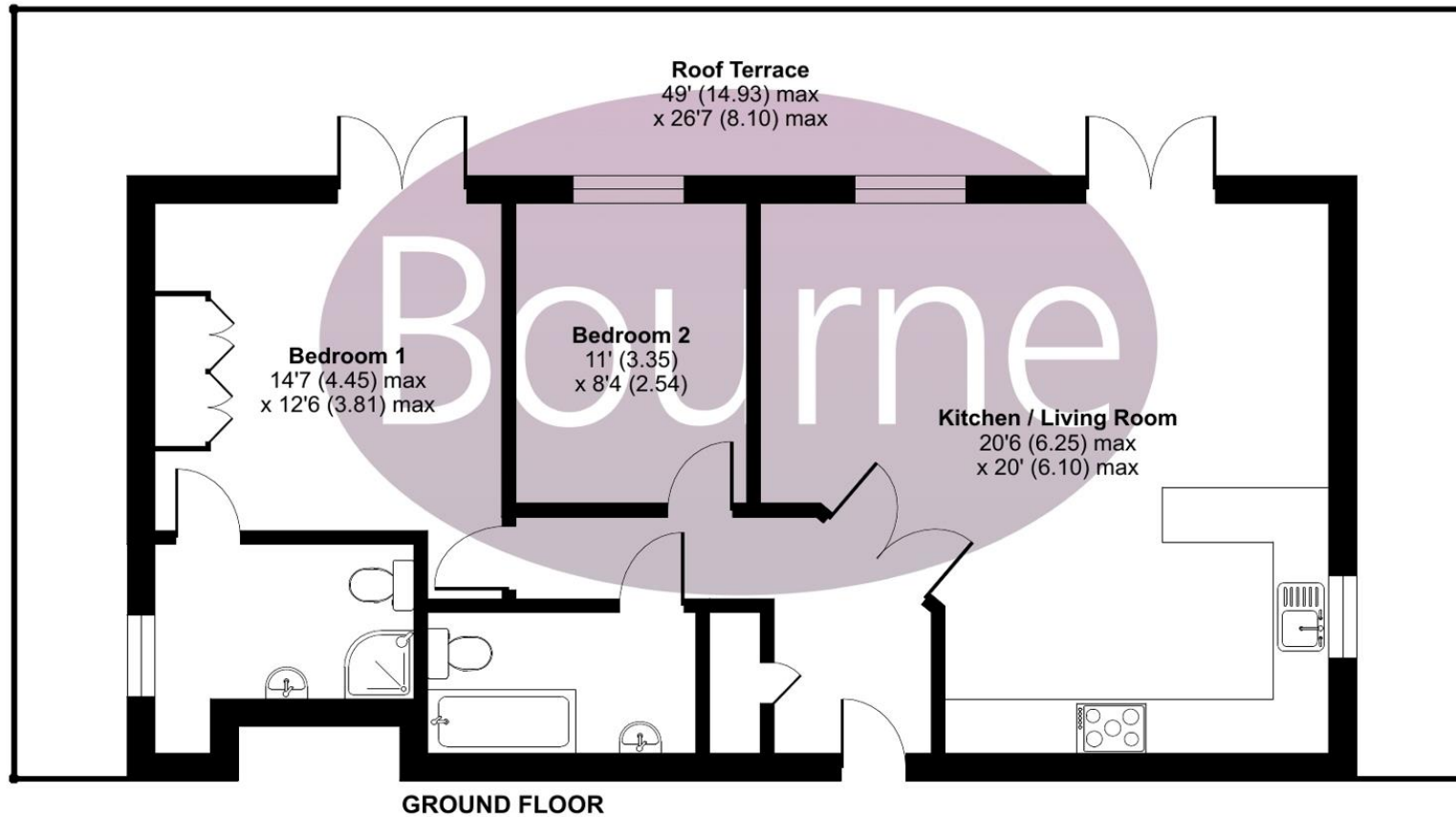


# Floorplan

## Swan Street, Petersfield, GU32

Approximate Area = 838 sq ft / 77.9 sq m

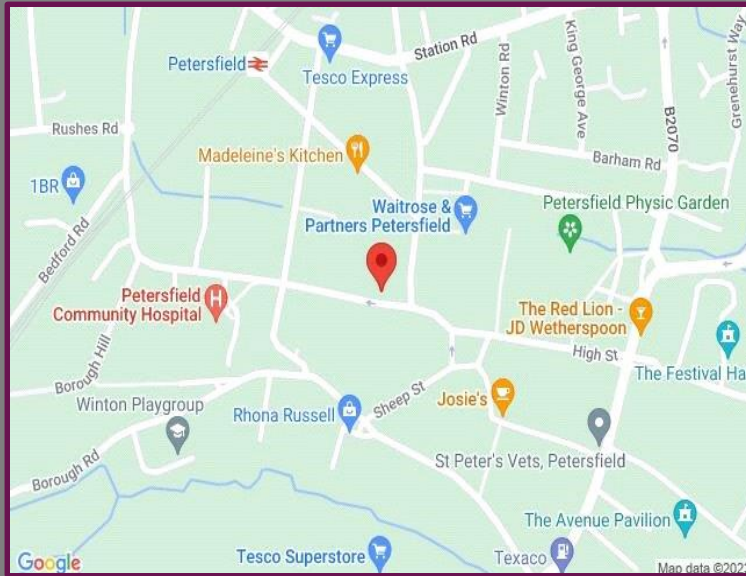
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄tchecom 2023. Produced for Bourne Estate Agents. REF: 966745

# Location

Polo Court is located on Swan Street which is moments from both the market square and the mainline railway station with its links to Portsmouth and London Waterloo. The town of Petersfield has fantastic amenities and an excellent balance of main stream shops and little boutique outlets and hosts a market twice a week.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>79</b>	<b>79</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract.

If you require clarification of any points then please contact us especially if you are travelling some distance to view.

Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



A refreshing choice...

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