



Alton, Hampshire

Introducing a stylishly appointed first-floor maisonette, offering elevated living just moments from the town centre. This residence presents two generously proportioned double bedrooms, a light-filled living/dining area, a newly fitted kitchen, and a modern bathroom. Additionally, residents enjoy the convenience of a private garden and garage located nearby.

Enter through a private entrance on the ground floor, leading upstairs to the landing. Both generously sized double bedrooms, positioned at the rear, feature rear aspect windows for ample natural light and serene views across adjacent fields.

At the front of the landing, the generous living/dining room welcomes with its front aspect window with views across Alton. The kitchen which was fitted last year, also front aspect, is equipped with a range of wall and base units, sink and drainer unit, space for appliances, and a breakfast bar. Completing the layout is the bathroom, featuring a bath unit with shower over, WC, wash hand basin, and side aspect obscure window. To the side of the maisonette lies its own generous sized garden, enclosed by fence and backing onto fields. The garden also benefits from a newly built shed and recently laid secluded and private patio.

Over the recent years, the sellers have had new windows and front door installation, garage roof repairs and a modernised kitchen.

Experience elevated living with convenience in this charming maisonette.

Leasehold 93 Years Remaining On Lease Council

These details are to be confirmed by the vendor's solicitor and must be verified by a buyer's solicitor.

- First Floor
- Two Double Bedrooms
- Private Garden
- Garage
- Recently Fitted Kitchen
- Bathroom
- Walking Distance To Town Centre
- View's Over Fields

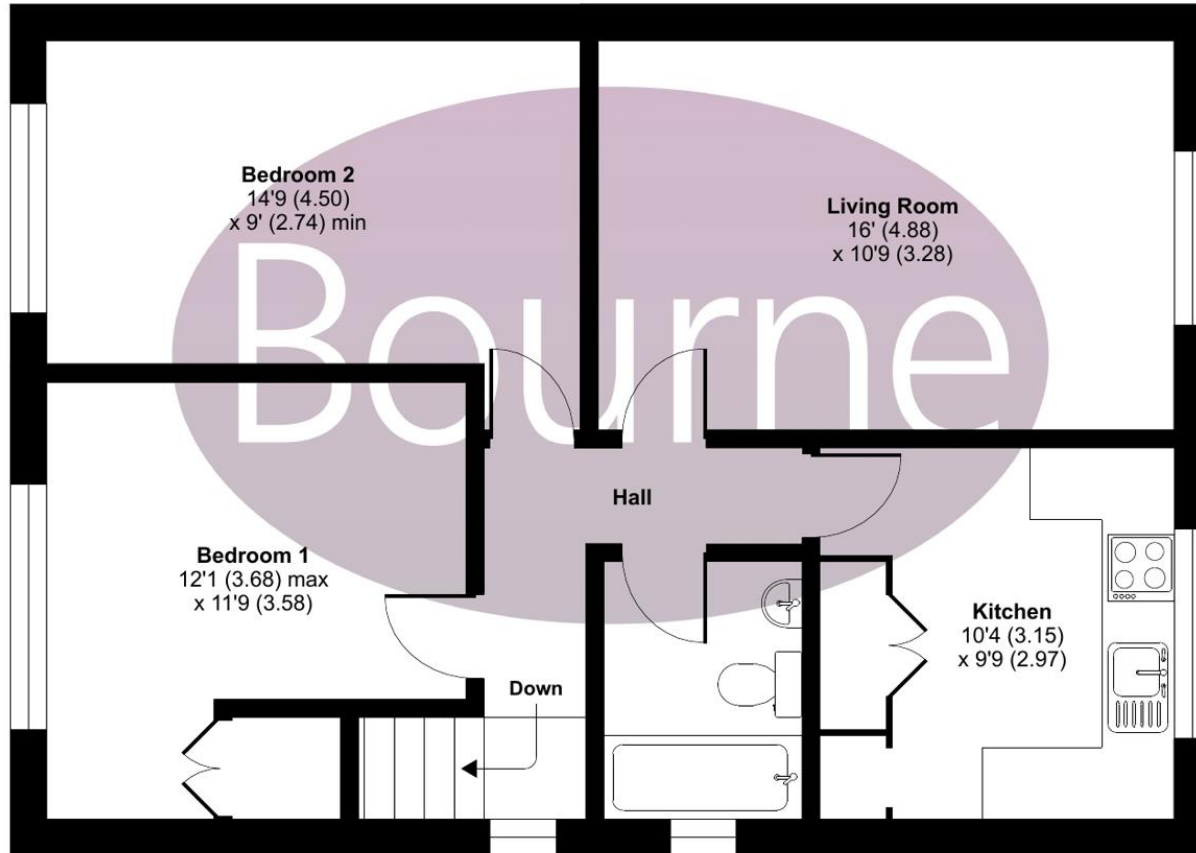


Floorplan

Southview Rise, Alton, GU34

Approximate Area = 679 sq ft / 63 sq m

For identification only - Not to scale



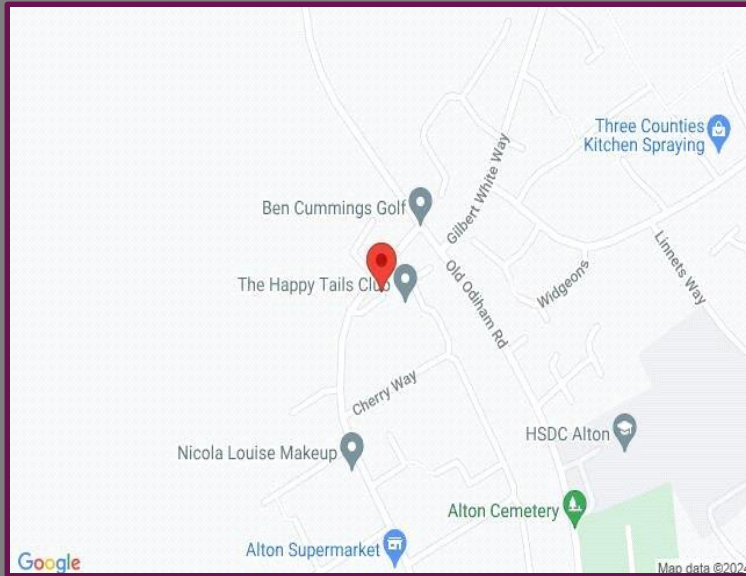
FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n7checom 2024. Produced for Bourne Estate Agents. REF: 1088389

Location

This two bedroom maisonette can be found on Southview Rise, a popular residential location off the Greenfields development in Alton. In the immediate area there is a bus service, convenience store and also within walking distance is Alton town centre with a further variety of shops and restaurants. Additionally, the mainline train station is also within walking distance.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	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...

ALTON: 72a High Street, Alton, Hampshire, GU34 1ET

Tel: 01420 541454 | Email: alton@bourneestateagents.com

Web: www.Bourneestateagents.com