



3 Garden Mews

PARK ROAD | PETERSFIELD | GU32 3DG

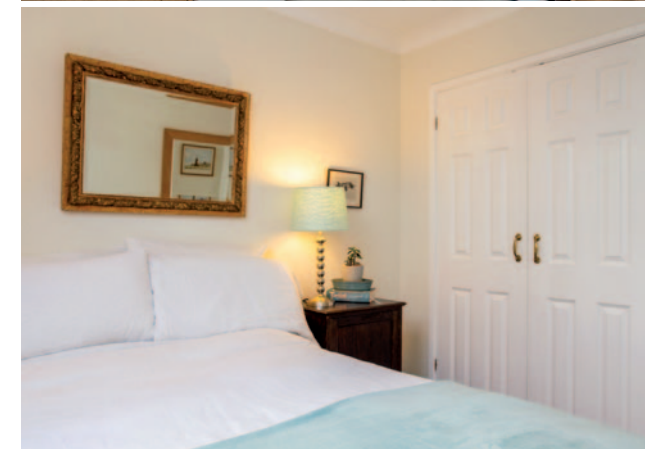
Wilson | Hill

Sitting/Dining Room | Kitchen | Double Bedroom | Shower Room | Communal Garden | Allocated Parking Space | Central Town Location

Lovely outlook over neighbouring Physic Gardens

Petersfield Station 0.3 miles, Petersfield Pond 0.6 miles, Petersfield Lido 0.4 miles

Chichester 16 miles, Winchester 20 miles, Guildford 26 miles, Train Service to London Waterloo in just over an hour



| The Property

3 Garden Mews is a bright, comfortable and well presented first floor (top floor) apartment, situated within a private development. The apartment is ideal as either a private residence, but also as a potential investment opportunity. It offers a lovely double aspect sitting/dining room with delightful views over the neighbouring Petersfield Physic Gardens to one side,

a fully fitted kitchen, spacious double bedroom and recently fitted shower room, all with good storage.

The property further benefits from a private intercom entry system, personal access to a boarded loft providing plenty of storage, use of the communal gardens, a bicycle store and a private, allocated parking space (No. 2) – adjacent to the building accessed from Petersfield Central car park.



Location

Garden Mews is located in the heart of the historic market town of Petersfield, within a few hundred metres level walk to Waitrose and the bustling High Street. Petersfield itself offers a comprehensive array of shopping and recreational opportunities including a library, swimming Lido, leisure centre, music, arts and theatrical community. It also offers a mainline train station serving London Waterloo within just over an hour.

The A3 provides excellent regional commuter links to Guildford, the M25 and London to the north and Portsmouth, Southampton and the coastal waterways to the south. There are many good footpaths and bridleways in the surrounding area including the South Downs Way, Hangers Way and Sussex Border Path offering a range of rural pursuits.



I Directions to GU32 3DG

From Petersfield Central car park (located behind Waitrose), head on foot towards Rams Walk, bearing left past Picketts & Pursers jewellers to the corner of the car park, where Garden Mews will be located next door to Boots on the left. The entrance to Garden Mews is to the side of the building, behind a privacy hedge and adjacent to the private residents parking area.



Services: All mains services.

Local Authority: East Hampshire District Council,
www.easthants.gov.uk, 01730 266551

Council Tax: Band B

EPC: C77

Viewing strictly by appointment.

Approximate Area = 46.3 sq m / 498 sq ft



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 286132

Wilson Hill have not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Maps and plans shown as a guide only.

Details and photographs dated September 2021.

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