







Set in a no through road in a pleasant position on the edge of Petersfield town centre and within a comfortable level walk of all of the facilities that it has to offer including a main line station serving Waterloo is this rarely available detached bungalow.

Upon entering the property you will find yourself in its bright and welcoming entrance hallway and this provides access to all rooms.

Immediately to your right you will find the kitchen / breakfast room with space enough for a small table and chairs. A wide range of eye and base level storage units are fitted and are accompanied by ample worksurfaces. Space is provided for three domestic appliances. Providing a pleasant aspect to the front is a double-glazed window and a double-glazed door is situated to the side and provides access to the garden.

From the hallway you can access the lounge which boasts a feature fireplace and double glazed sliding doors that afford plenty of light to this comfortable room, and also access to the rear garden that it overlooks.



Continuing along the hallway you will come to the bathroom and this comprises of a three piece suite including a panel enclosed bath, low level WC, and wash hand basin with strip light incorporating shaver point above.

The master bedroom is a noteworthy feature of this home and includes a range of built in furniture including wardrobes, bedside tables with glass shelving and overhead storage cupboards. Air conditioning unit. A double-glazed window looks over the rear garden.



A door provides access to the ensuite shower room complete with a tiled shower cubicle, low level WC and wash hand basin with cupboard below. There is a shaver point, a wall heater and ceiling heater. Natural light is provided by a double glazed frosted window.

Bedroom two is double in size and fitted with a double built in wardrobe.

Bedroom three is a perfect for a single bed and also comes complete with a double wardrobe.

Externally the property benefits from driveway parking for two cars and leads to a remote control double detached garage with a pitched roof for overhead storage. A side door opens into the garden which is very well kept and comprises of a full width patio area that leads onto the lawn and features a further inset circular patio. A wide range of inset plants, bushes and shrubs are set within the rear and side border and a degree of privacy is provided by panel enclosed fencing. To the side there is a gate that provides a return access to the driveway and front of the property.

Service charge: An annual payment of £120.00(2025) is payable for use of the local swimming pool and squash court facilities etc...

Services: All main services are connected.

Council tax: East Hants District Council, Band D. £2203.20 - 2024/25.

Contact Jacobs and Hunt to arrange your appointment to



view. Available 7 days a week for your convenience.

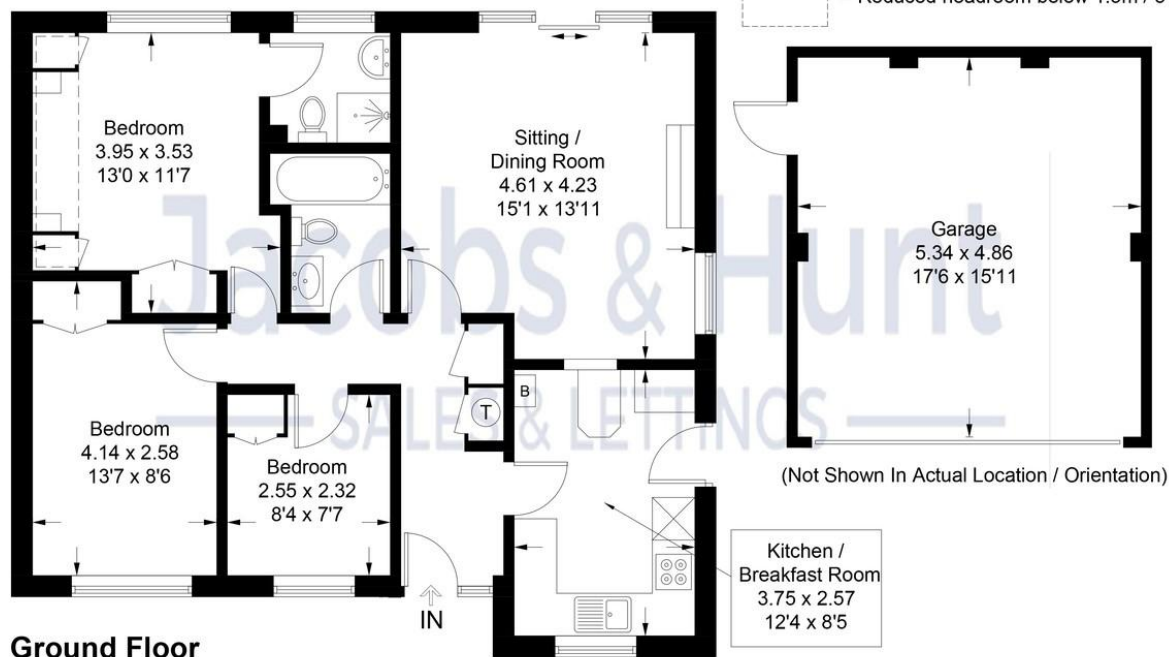


## Lower Heyshott, Petersfield

Approximate Gross Internal Area = 74.4 sq m / 801 sq ft  
Garage = 25.9 sq m / 279 sq ft  
Total = 100.3 sq m / 1080 sq ft



= Reduced headroom below 1.5m / 5'0"



Ground Floor

Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID1178700)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	63 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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