Jacobs & Hunt

FLAT 5, COMPTON HOUSE, IDSWORTH DOWN, PETERSFIELD, GU31 4EF

GUIDE PRICE £410,000









A rare opportunity to acquire a spacious and immaculately maintained two bedroom apartment, set within Compton House - an exclusive development of just seven purpose-built flats occupying a quiet, established position on Idsworth Down. The property enjoys a short, level walk into the heart of Petersfield, with its independent shops, restaurants and mainline station, whilst also being beautifully placed for the open countryside of the South Downs National Park.

Arranged over the first floor, the apartment offers generous and well-proportioned accommodation extending to some 736 sq. ft. A private entrance hall leads through to an impressive open plan living and dining room, a bright and sociable space with ample room for both relaxed seating and formal dining, and enjoying a lovely outlook over mature communal grounds. The adjoining kitchen is comprehensively fitted with sleek high-gloss units, integrated appliances and generous worktop space.

The property has been thoughtfully improved and well cared for by the current owners over the years, most recently with the refurbishment of the underfloor heating system and a newly fitted shower, adding both comfort and contemporary appeal to the accommodation.

The principal bedroom is a well-proportioned double with the benefit of a private en suite shower room, whilst the second bedroom - equally versatile as a guest room, study or home office - is served by a further stylish family bathroom. Both bathrooms are finished to a high specification with contemporary tiling throughout.

Outside, residents benefit from beautifully maintained

communal gardens, mature hedging and lawns providing an attractive and peaceful setting, along with allocated parking.

Offered to the market with no onward chain.

Gas central heating
All mains services
Double glazed throughout
Council tax band D - £2,232 per annum
Tenure - Leasehold
107 Years remaining on the lease
£1546.21 Half yearly service charge
£200.00 Yearly ground rent

Please contact Jacobs & Hunt, Petersfield to arrange your viewing appointment.



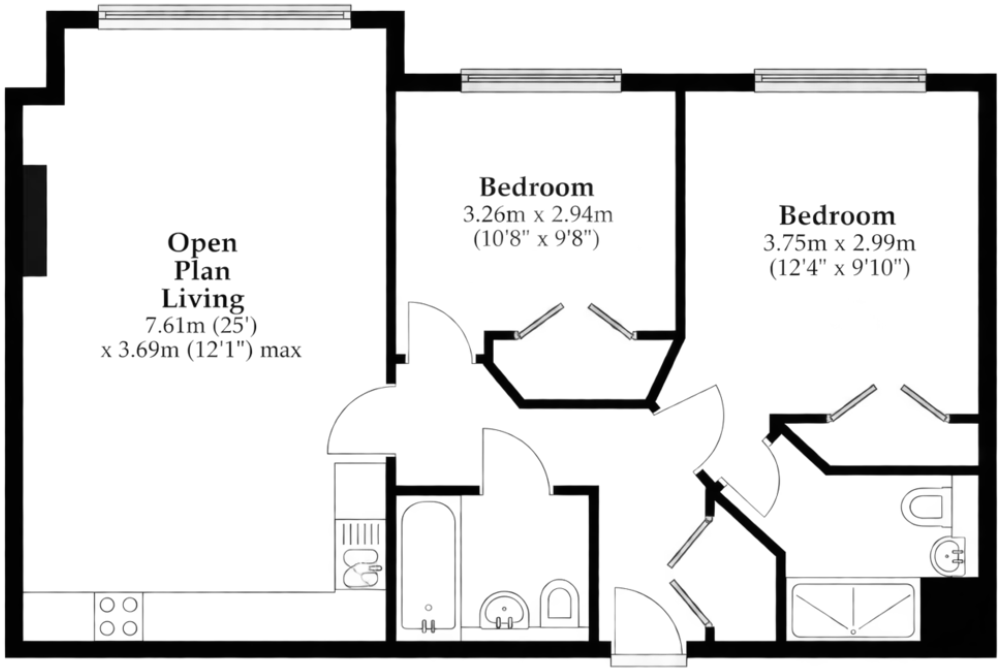






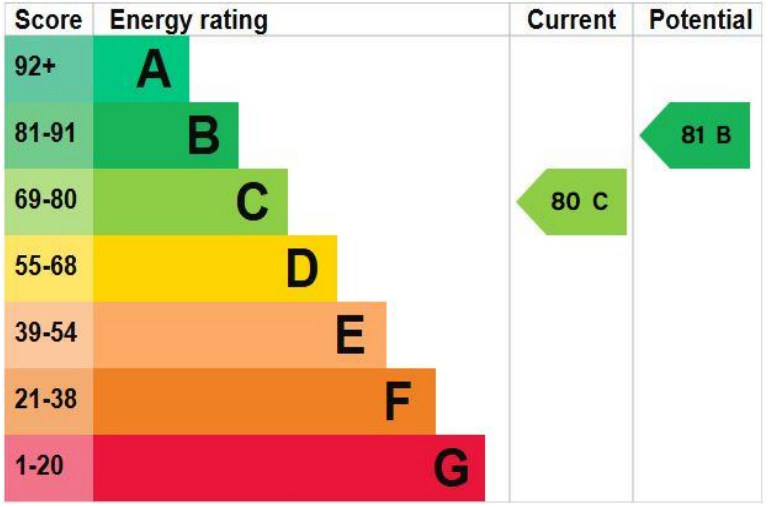
First Floor

Approx. 68.4 sq. metres (736.6 sq. feet)



Total area: approx. 68.4 sq. metres (736.6 sq. feet)





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Hampshire, GU32 3EF

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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 are 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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