





Tucked away in one of Petersfield's most central positions, this delightful two bedroom first floor apartment offers a rare combination of character, convenience, and town centre living - all within easy reach of Petersfield's independent shops, restaurants, and mainline station.

Accessed via a communal entrance and staircase, the apartment opens into a welcoming hallway, from which all principal rooms lead. The living room is a particular highlight, where exposed timber beams and a soaring vaulted ceiling immediately set the tone for the character found throughout. A striking open staircase rises to a mezzanine level, where the second bedroom overlooks the living space below - a genuinely unusual and eye-catching feature that gives the apartment a real sense of scale and individuality rarely found in town centre apartments.

The principal bedroom is a generous double. The kitchen is well proportioned, with a range of wall and base units together with space for free-standing appliances, including a washing machine, dishwasher and fridge freezer, plus room for a table - ideal for casual dining. The apartment further benefits from double glazing and electric heating throughout, while the bathroom completes the accommodation with a bath, shower over, and pedestal basin.



Outside, the property benefits from well-maintained communal gardens with an area of lawn, together with a designated bin store, and an allocated, undercover parking space - a genuine premium for a town centre apartment of this kind - providing both security and convenience for owners.

From the property, there are pleasant outlooks towards The Avenue Recreation Ground, Petersfield's popular open green space offering tennis courts and playing fields, adding a welcome sense of openness to this town centre setting.

Offered to the market with no forward chain and share of freehold, this is a wonderful opportunity for buyers seeking a characterful home or investment in one of Hampshire's most sought-after market towns.

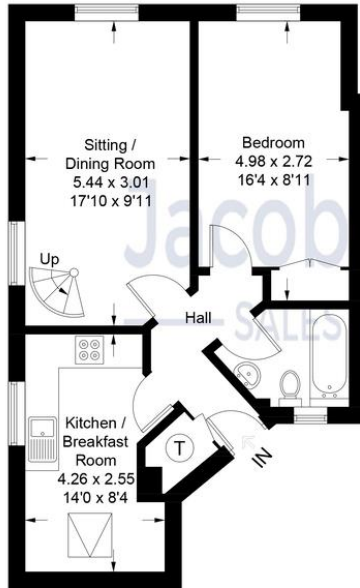
The Maltings takes its name from Petersfield's brewing heritage, a reminder of the town's industrial past when malthouses and breweries were a familiar feature of many Hampshire market towns. Inside, this is reflected in the apartment's original beams and vaulted ceiling, which lend a genuine sense of history and character rarely found in modern town centre living.



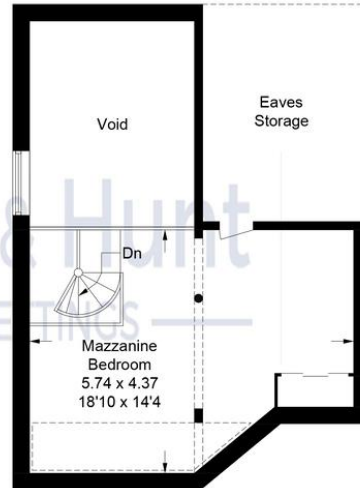
The Maltings, Petersfield

Approximate Gross Internal Area = 71.4 sq m / 768 sq ft
(Excluding Void / Eaves Storage)

 = Reduced headroom below 1.5m / 5'0"



First Floor



Second Floor

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1329143)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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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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