

East Street, Alresford

At home in Hampshire

Hellards

The Corner House, The George Yard

West Street, Alresford, Hampshire SO24 9EF

Guide Price: £450,000

- Character Grade II listed Home
- Integral Garage - a Rare Feature in Central Alresford
- Well Presented Throughout
- Three Bedrooms/Two Bathrooms
- Roof Terrace with Views and Courtyard Garden
- Large Sitting Room with Open Fireplace
- 2 mins Walk to Shops & Amenities

A characterful Grade II listed Georgian townhouse, perfectly positioned in the heart of Alresford, offering convenient access to the town's shops and facilities just a minute or two away. This well-proportioned home boasts high ceilings, enhancing the sense of space, and a lovely view of Old Alresford Pond from the first-floor roof terrace. A rare find in central Alresford, The Corner House benefits from an integral garage.

Accessed from The George Yard to the side, the front door opens into an inviting hall, complete with a cloakroom and stairs leading to the first floor. The spacious living room provides ample space for both a dining area and a comfortable sitting area. The kitchen has been recently refitted with a neutral range of units, drawers, and worktops. Below the integral garage, there is a useful cellar for additional storage.

Upstairs, the principal bedroom features an en-suite bathroom and opens onto a delightful roof terrace. There are two further bedrooms, one of which is a double room with a built-in wardrobe. A well-appointed family bathroom completes the accommodation on this floor.

Outside, in addition to the first-floor roof terrace, there is a charming small patio area located just outside the kitchen door.













Alresford is a beautiful Georgian town known for its variety of independent shops, restaurants and inns located in stunning surroundings on the edge of the South Downs National Park. Attractions include the Watercress steam railway, schools for infant, junior and secondary education, several churches and an active and inclusive community. The cathedral city of Winchester is about 8 miles away and there is easy access to the south coast, the midlands and London via the road network. There is also mainline rail access to London from both Winchester and Alton. Southampton airport is only about half an hour away by car.

TENURE
The property is sold with a share of the freehold. The overall freehold of the property is owned by 9 East Street Management Company, which is owned and run jointly by the owners of The Corner House, 9 East Street and The Old Stables. There is a 999 lease from 24th December 2002, with 975 years remaining. Ground rent is £50pa. There is no service charges.

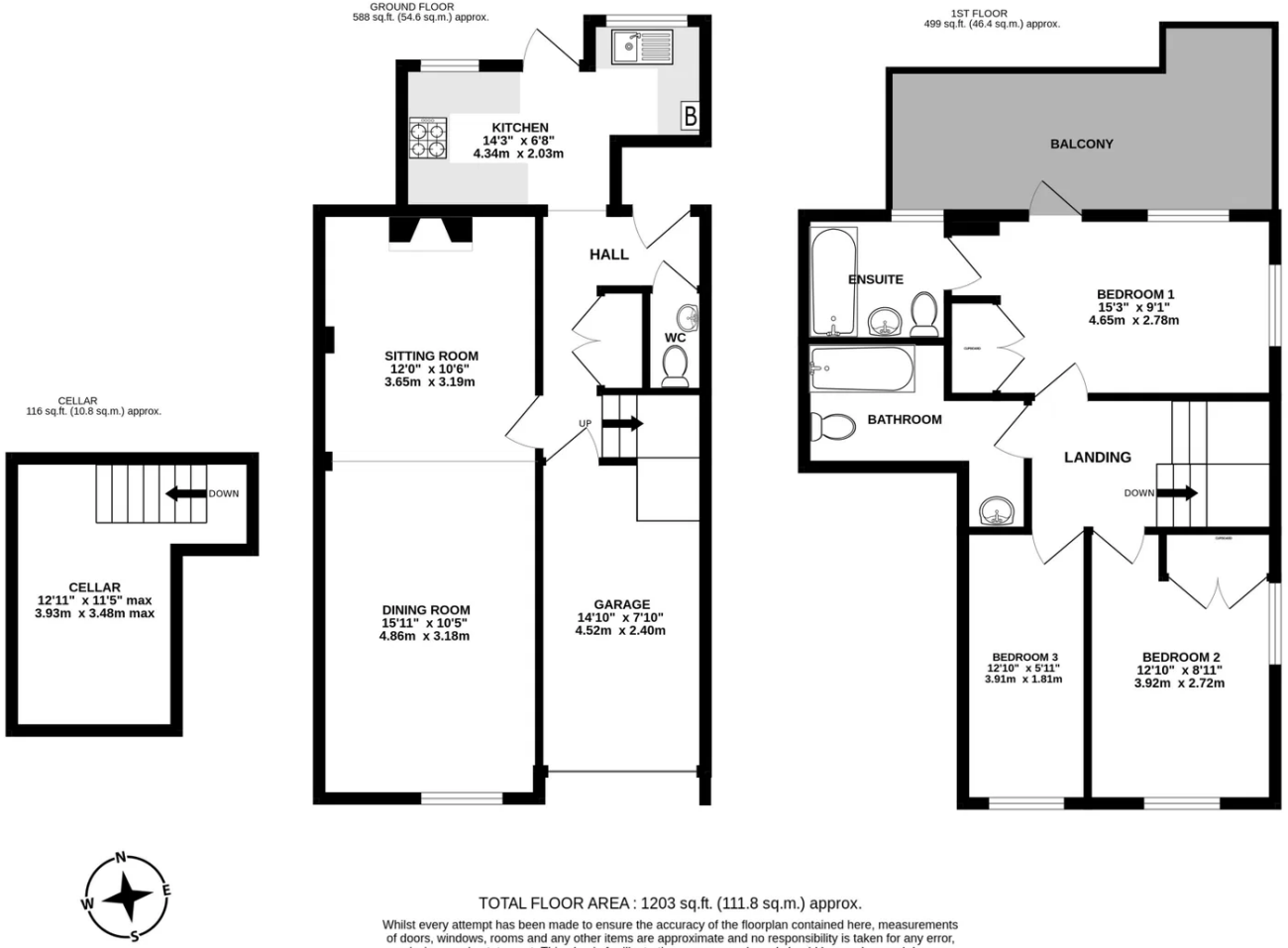
FLYING FREEHOLD
The house to the left, No. 9 East Street, has a flying freehold over part of The Corner House. This should be declared when applying for a mortgage.

SERVICES
We understand that mains gas, electricity, water and drainage are connected.

LOCAL AUTHORITY INFORMATION
Winchester City Council
Council Tax Band: E

ENERGY PERFORMANCE CERTIFICATE (EPC)
Not required - Grade II Listed Building

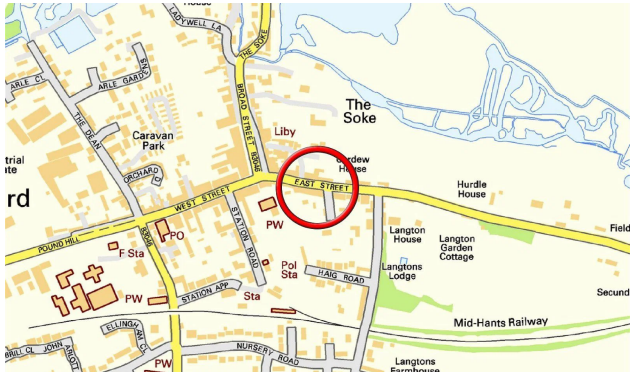
DIRECTIONS
From our offices in Broad Street, turn left into East Street and The Corner House will be found a few metres along on your left hand side.
What3words: ///shakes.teacher.cured

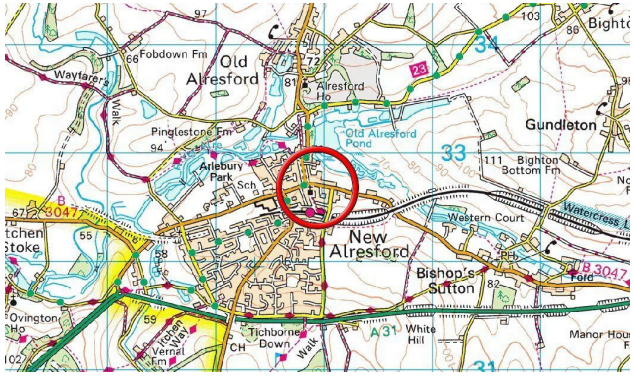


TOTAL FLOOR AREA : 1203 sq.ft. (111.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepred as a general guide only. A detailed survey has NOT been carried out, nor the services, appliances and fittigs tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.