



## Flat 1, Heath Lodge

32 SUSSEX ROAD | PETERSFIELD | GU31 4JZ

Wilson | Hill

Double Bedroom with En Suite | 2 Further Double Bedrooms | Kitchen/Breakfast Room | Sitting/Dining Room | Bathroom | Private Entrance Hall | Lift | Communal Gardens  
Stunning Views | Right to Use the Cellar | Garage | Shared Parking

Mileages: Petersfield Market Square 0.6 mile, Guildford 27 miles, Winchester 20 miles, Chichester 15 miles, Portsmouth 17 miles, London 57 miles  
Station at Petersfield 0.7 mile, A3 1.8 miles



### The Property

Flat 1, Heath Lodge is a wonderful top floor flat with views to the South Downs and over Petersfield Lake. Heath Lodge is an elegant Grade II\* listed building which dates back to the 18th century and was converted into

5 retirement apartments for the over 60's and offers well-proportioned accommodation within the Heath Court development. The flat boasts high ceilings, sash windows and attractive architraves and corning throughout.





Flat 1 benefits from its own private front door which opens into a stunning entrance hall with original staircase and access to a private lift. There is also a cellar which you have a right to use. The accommodation comprises a bright and open living/dining room with far reaching views over the town towards Butser Hill and the South Downs as well as a kitchen/breakfast room. There is a good-sized double bedroom with en suite shower room and ample inbuilt storage as well as two further double bedrooms and bathroom. The property is offered with the benefit of no onward chain, access to communal gardens, a garage and shared parking.

### Location

Heath Lodge is located on Heath Road in the historic market town of Petersfield, a stone's throw from shops and within walking distance to the doctors' surgery and train station. Petersfield itself is a market town with library, outdoor swimming pool, leisure centre, thriving sport clubs, music, arts and theatre community. It also boasts a range of amenities and shops as well as offering a mainline station with trains to London Waterloo in just over an hour. The A3 provides good regional transport links to Portsmouth, Guildford and London. There are many good footpaths and bridleways in the surrounding area including the South Downs Way, Hangers Way and Sussex Border Path.



## Directions to GU31 4JZ

From the Market Square in Petersfield head along the High Street to the war memorial and turn right into Dragon Street. Carry on to the Texaco garage turning left into Sussex Road. Continue for 0.2 miles, just past Sussex Gardens and Heath Court will be found on your left hand side.

 **WHAT 3 WORDS** ///surprised.cross.opponent



### Agents Note:

Lease length: 125 years from September 1988

Service charge: £2,889.32 per annum

Ground Rent: £25.00 per quarter.

We understand there is a right to use the cellar, but it does not form part of sale of the property.

Viewing strictly by appointment.

Approximate Area = 196.6 sq m / 2116 sq ft  
Cellar = 22.4 sq m / 241 sq ft  
Garage = 17 sq m / 183 sq ft  
Total = 236 sq m / 2540 sq ft  
Including Limited Use Area (0.5 sq m / 5 sq ft)



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
fourwalls-group.com 306349

**Services:** All mains services..

**Local Authority:** East Hampshire District Council,  
[www.easthants.gov.uk](http://www.easthants.gov.uk), 01730 266551

**Council Tax:** Band E

**EPC:** N/A as Listed Building

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 2022

