



Blenheim Court, Farnham Road, Liss, Hampshire, GU33

Guide Price: £350,000 Share of Freehold

A bungalow in a modern retirement complex with a private terrace and parking space.

2 bedrooms, wet room, sitting/dining room, kitchen, parking space and garden.

EPC Rating: "B" (83).

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DESCRIPTION

The property is a mews style bungalow with a private terrace and parking space in the popular retirement complex for the over 55's, Blenheim Court. The layout can be seen in the floorplan, but of particular note is the sitting room with a door leading outside to the terrace. The kitchen has an aspect to the front and there is an integrated induction hob, oven, combination oven/microwave, dishwasher, fridge and freezer. There is also a spacious hall (with a storage cupboard housing the washing machine), a main bedroom, a second bedroom, (which has been previously used as a dining room) and a wet room. Outside to the rear, is a private terrace leading to a communal area of lawn. To the front of the property are a number of parking spaces, one of which is allocated to this property.



LOCATION

The property is situated within an exclusive retirement complex on the fringes of the popular village of Liss. Liss provides for all day to day needs and has a railway station with a direct access to London Waterloo. The market town of Petersfield lies approximately 3 miles to the south and offers a variety of amenities in a bustling town centre. Shops include Waitrose, M&S Food, Tesco, Lidl, Aldi and there are numerous boutiques, cafes and further shops. There is an additional train station providing a service to London Waterloo to the north (in approximately an hour) and Portsmouth to the south. The tunnel at Hindhead provides congestion free travel north along the A3 to Guildford and London. The town has many active clubs and societies with golf available at Petersfield, Liphook, Blackmoor and Midhurst, horse and motor racing at Goodwood, The Festival Theatre in Chichester, polo at Cowdray Park and sailing along the South Coast. Being in the heart of The South Downs National Park, the surrounding area is renowned for its unspoilt countryside and outdoor pursuits.

DIRECTIONS

From Petersfield, proceed north along the A3 and take the first exit signed to Liss. As you join the slip road, continue back over the A3 and at the next roundabout, take the second exit signed to West Liss. Proceed along the road for a few hundred metres and Blenheim Court is the first group of buildings on your right. Ref: AB/240230/1

WHAT3WORDS

intruders.embedded.mixers

METHOD OF SALE

The property is being offered for sale by private treaty.

SERVICES

Mains electricity, water and drainage. Underfloor heating throughout.

LOCAL AUTHORITY

East Hampshire District Council, Petersfield. Band C.

LEASE DETAILS

130 years from 1st November 2017 with a Share of Freehold.

SERVICE CHARGE

£2,200 per annum (2024).

RIGHTS OF WAY

There are no public rights of way crossing the property.

BROADBAND AVAILABILITY

Superfast Broadband available (Ofcom)

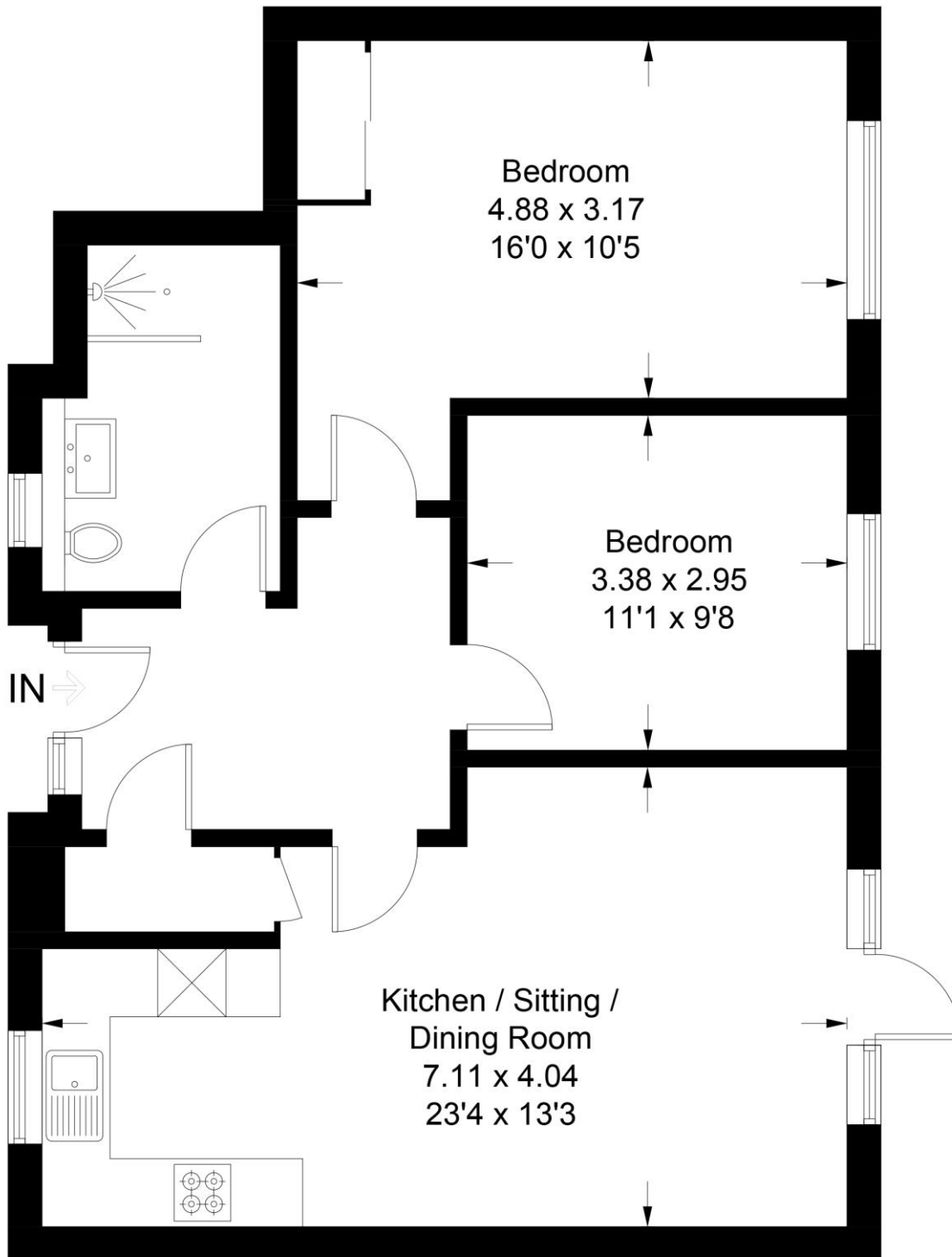
MOBILE COVERAGE

Likely outdoors (Ofcom).



Farnham Road, GU33

Approximate Gross Internal Area = 68.9 sq m / 742 sq ft



Ground Floor

PRODUCED FOR WINKWORTH ESTATE AGENTS.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. Created by Emzo Marketing 2020.

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