





ACCOMMODATION

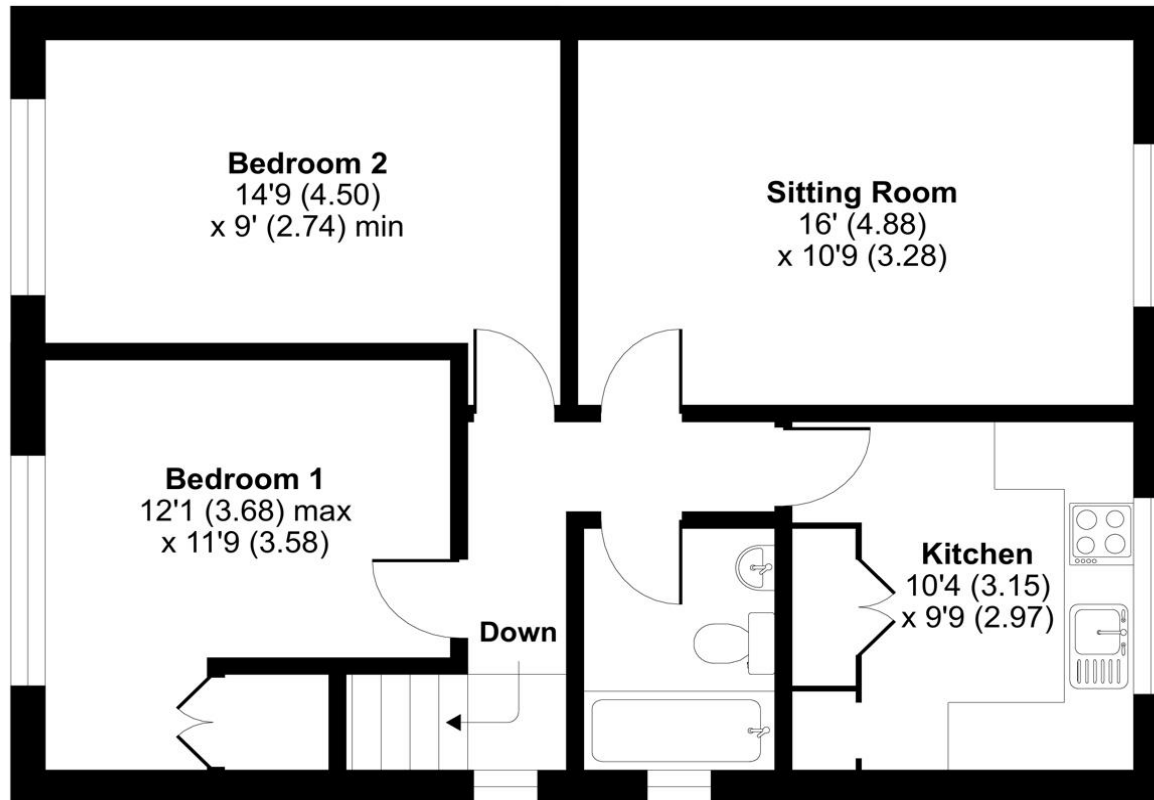
Welcome to this delightful two bedroom first-floor maisonette, perfectly situated within the highly sought-after Greenfields location. This home is ideal for first-time buyers, downsizers, or savvy investors looking for a spacious property with a tranquil setting and excellent local amenities. The property is only a short stroll away from the main bus route, ensuring easy access to the nearby market town of Alton, with its mainline station to Waterloo, all amenities, parks, cafes and restaurants, along with scenic country walks straight from your own front door. This inviting home boasts a well-proportioned living space throughout and comes with a newly designed modern kitchen with part-integrated appliances and an array of stylish fitted units. There is a 16ft open plan sitting/dining room perfect for entertaining and relaxing at the end of a busy day. There is a well-appointed bathroom with a bathtub and shower over, and two double bedrooms, with the principal suite benefiting from integrated storage, ensuring plenty of space for your belongings. This completes the internal accommodation of this wonderful home. Externally, enjoy your own generous-sized private garden, a perfect spot for al fresco dining and socialising in the warmer months along with a freestanding shed for extra storage. Additionally, this home comes with the added convenience of a private garage in a block, ideal for parking or further storage, there is also additional guests parking in the visitor laybys. Whether you're taking your first step onto the property ladder, looking to downsize, or seeking an investment property, this maisonette ticks all the boxes and early viewing is highly recommended.



Southview Rise, Alton, GU34

Approximate Area = 679 sq ft / 63 sq m

For identification only - Not to scale




FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E	42	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Scan the QR code to find out more information about this property.

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2024. Produced for Charters Estate Agents Limited. REF: 1202881



SITUATION

The beautiful Georgian market town of Alton has an abundance of facilities and amenities that include boutique shops and independent restaurants. You will also find excellent road links with the A31 for Farnham, Guildford and Winchester, whilst the mainline railway station provides direct links to London Waterloo. There is excellent secondary education and a sixth form college. In addition, there is a sports complex with a swimming pool plus the popular Watercress Line runs close by with its enchanting steam locomotives.



SPECIFICATION

- First floor maisonette
- Sought after Greenfields location
- Newly designed integrated kitchen
- Family bathroom
- Two double bedrooms
- Large private garden
- Garage
- Additional layby parking

LOCAL AUTHORITY

East Hampshire District Council
Council Tax Band B

OFFERS IN EXCESS OF £235,000

TENURE

Leasehold

Unexpired Years: 92

Annual Ground Rent: £15

Ground Rent Increase: none

Ground Rent Review Period: none

Annual Service: none

These details are to be confirmed by the vendor's solicitor and must be verified by a buyer's solicitor.