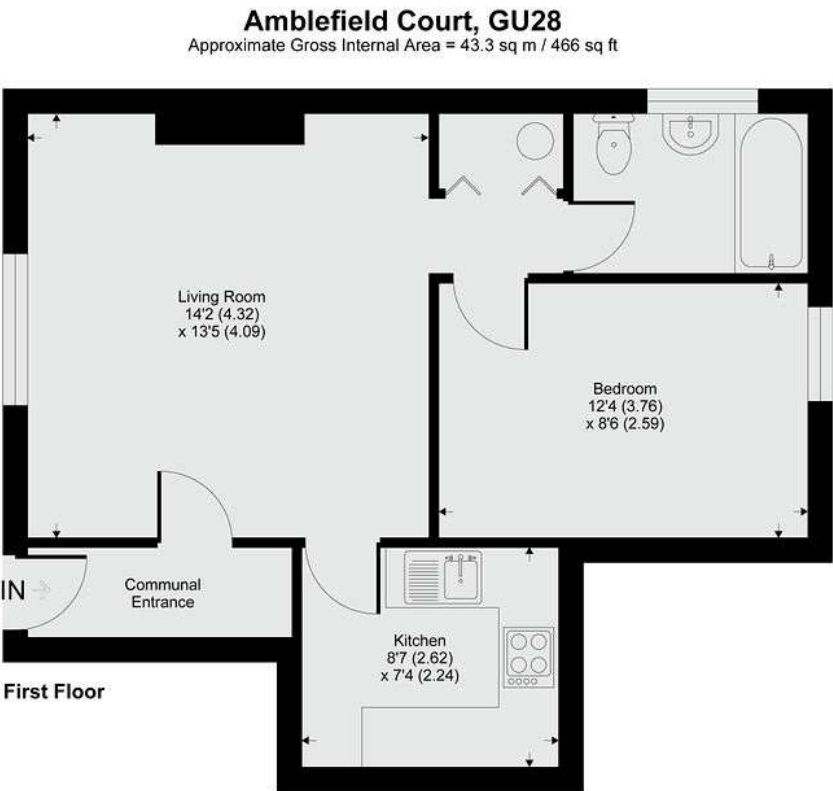




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Flat 5, Amblefield Court, Northchapel, Petworth, GU28 9HL

£165,000, Share of Freehold, 86 years

Situated within the popular Amblefield Court development in the heart of the picturesque village of Northchapel, this well-presented one-bedroom apartment offers an excellent opportunity for first-time buyers, investors, or those looking to downsize, whilst enjoying the convenience of Haslemere's amenities and mainline station just under five miles away.

Bedrooms	Bathrooms	EPC Rating	Sq Ft	Station	Council Tax	Service Charge	Ground Rent
1	1	E	466sq/ft	5.5mi	Band B	£681 per annum	n/a

Lease Length – 86 years

Services - The property has mains water, electricity, electric central heating and mains drainage.

Rental Potential - Following advice from our Letting Department we understand the property could potentially rent out for £900 PCM.

Fixtures & Fittings - We have not carried out a detailed survey, nor tested the appliances, mechanical or electrical fittings.

Viewing - Strictly by appointment through Seymours Estate Agents, 35A High Street, Haslemere, Surrey, GU27 2JY.



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The apartment offers well-balanced accommodation throughout, comprising a generous double bedroom with ample space for freestanding furniture, a fitted kitchen with a range of wall and base units, a well-appointed bathroom, and a bright, spacious sitting/dining room. The reception room provides an inviting space to relax or entertain, centred around an attractive electric fireplace that creates a warm focal point.

Originally converted in the 1990s, Amblefield Court has remained a sought-after development, appreciated for its peaceful village setting and practical location. The property also benefits from an allocated parking space for residents.

Northchapel is a thriving West Sussex village surrounded by beautiful countryside, offering an excellent balance of rural charm and everyday convenience. The nearby market town of Haslemere provides a comprehensive range of independent shops, cafés, restaurants and leisure facilities, together with a mainline railway station offering regular services to London Waterloo. The surrounding area is renowned for its scenic walks and access to the South Downs National Park, making this an ideal location for those seeking a relaxed lifestyle without compromising on connectivity.

An excellent home or investment in a highly desirable village setting, early viewing is highly recommended.

