



*At home in Alresford*

# 7a East Street

ALRESFORD, HAMPSHIRE, SO24 9EE

## Asking Price £249,950

- Town Centre Location
- One Bedroom
- Front Sitting Room with a Bay Window
- Bedroom with Rear Access to the Garden
- Kitchen
- Bathroom

A Grade II listed one bedroom ground floor apartment conveniently situated within the Georgian houses in the Town Centre. The property accommodation benefits from a sitting room, kitchen, cellar, bathroom and rear courtyard garden. The property would make an ideal home/office or an investment purchase with no onward chain.

The property door opens onto an entrance shared with one other property and leads to what was the shop front and is now a sitting room with a bay window opening onto East Street; there is a trap with stairs down to a large cellar. Further doors from the sitting room lead to a kitchen and the bedroom with patio doors to the courtyard garden. There is a rear lobby through to a bathroom with a white bathroom suite.

This property would make an ideal workspace or an apartment and is ideally located in the centre of Alresford.





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 7 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.



### **SERVICES**

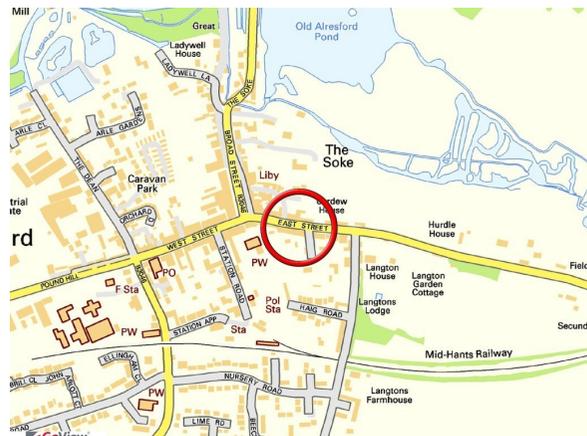
We understand that all mains services are connected.

### **LOCAL AUTHORITY INFORMATION**

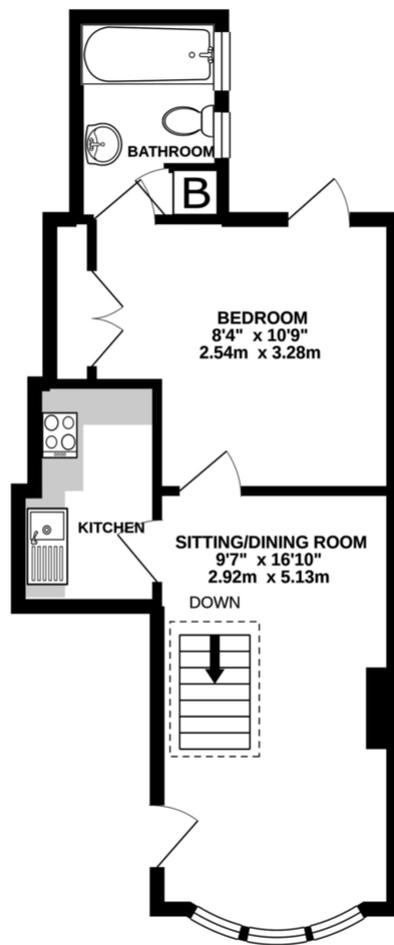
Winchester City Council  
Council Tax Band: C

### **DIRECTIONS**

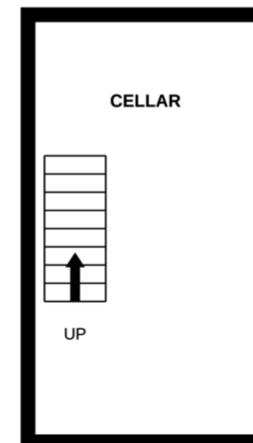
From our offices in Broad Street, turn left into East Street and number 7a will be found a little way along on your left.



GROUND FLOOR  
394 sq.ft. (36.6 sq.m.) approx.



BASEMENT  
165 sq.ft. (15.3 sq.m.) approx.



TOTAL FLOOR AREA : 559 sq.ft. (51.9 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.  
Made with Metropix ©2021

**No. 11 Broad Street, Alresford, Hampshire, SO24 9AR**

**01962 736333**

**sales@hellards.co.uk | hellards.co.uk**

This property does not require an EPC Report as it's a listed building.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings 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.

