



At home in Alresford

7 The Old Police House, Station Road

ALRESFORD, HAMPSHIRE, SO24 9FS

Asking Rent £ 1,600 PCM

- Energy Performance Rating B
- Holding Deposit £369.23
- Deposit £1,846.15
- Council Tax Band B
- Top Floor Apartment
- Two Bedrooms
- Open-Plan Living Space
- Far Reaching Views
- Allocated Parking Space
- Lift and Level Access to the Rear of the Building



A wonderfully spacious two bedroom top floor flat with far reaching views out towards the Listed Mill and the Watercress Line, in this exclusive development within a short walk of Alresford Town Centre. The flat has the added benefit of a lift and level access at the rear.





This fantastic flat is ideally located, a mere two-minute walk from the town centre and its array of shops. Enjoy fantastic far-reaching views over Alresford to the picturesque countryside beyond.

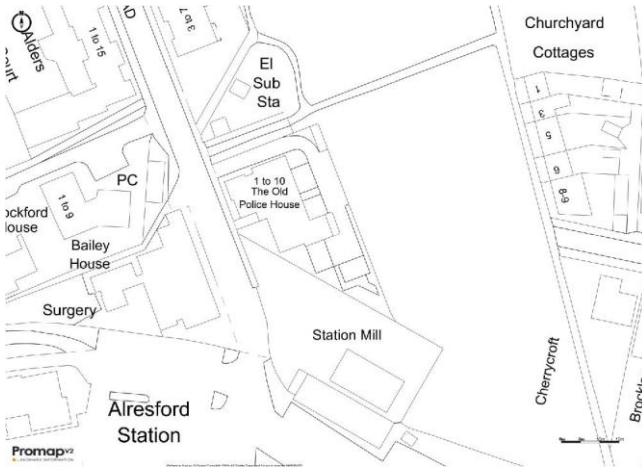
Accessed via a convenient lift, as well as stairs, this top-quality development features a spacious, open-plan kitchen/living area, complete with durable Karndean flooring and high-quality kitchen units fitted with integrated appliances. The property is bright and airy throughout, offering a main bedroom with an en-suite shower room, a further bedroom, and an additional bathroom.

The property benefits from allocated parking for one car, alongside visitor parking options, and includes access to a well-maintained communal garden area.

Superfast Broadband is available (source: Ofcom). For mobile reception, please visit <https://www.ofcom.org.uk/mobile-coverage-checker>.

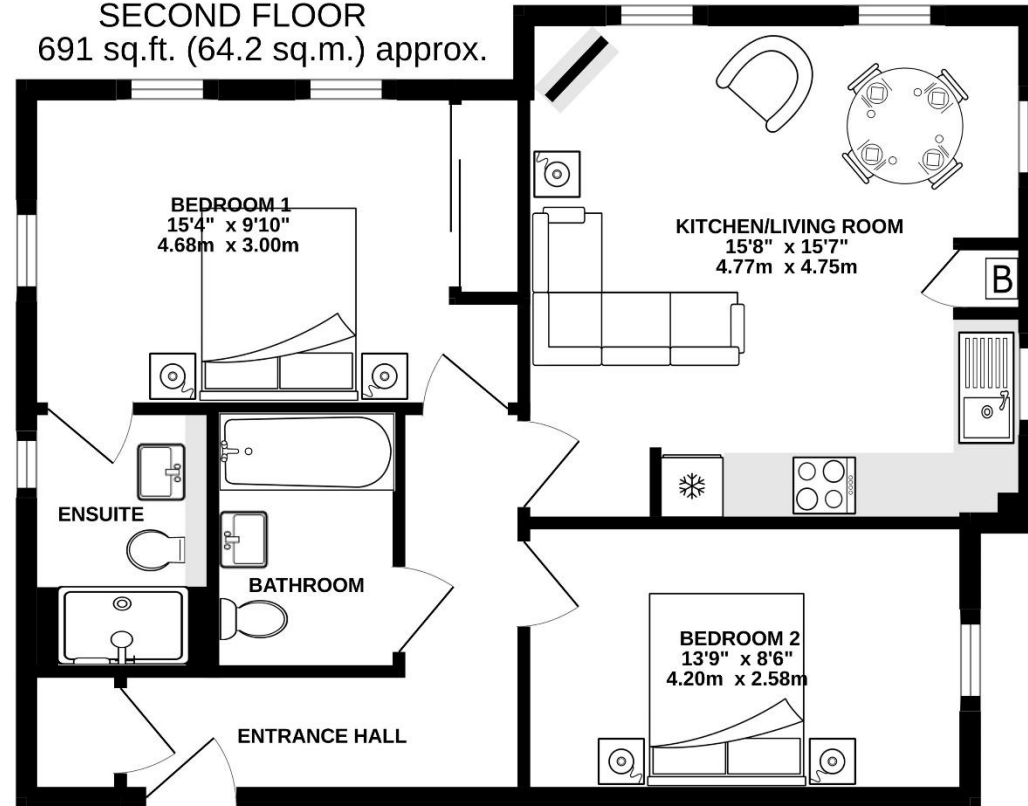
Alresford is a beautiful Georgian town known for its variety of independent shops, restaurants and inns, located in glorious surroundings on the edge of the South Downs National Park. Attractions include the Watercress steam railway, schools for infant, junior and secondary education, several churches 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.





Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

SECOND FLOOR 691 sq.ft. (64.2 sq.m.) approx.



TOTAL FLOOR AREA : 691 sq.ft. (64.2 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.
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DIRECTIONS

From our offices in Broad Street, proceed onto West Street and take the first left onto Station Road. The block will be found a little way along on your left.

What3words: ///badge.opposites.tallest

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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.

