

Hellards



At home in Alresford

2 Sun Hill Crescent

ALRESFORD, HAMPSHIRE, SO24 9NJ

Asking Price £550,000

- Four Bedroom Detached House
- Generous Plot with Attractive Garden
- Well-Maintained and Nicely Decorated
- Light and Airy Interiors and Built-in Storage
- Garage and Driveway Parking
- Convenient for Schools and Countryside Walks

A spacious four bedroom detached family home set on a generous plot with an attractive, secluded garden, parking and a garage. The property is ideally located for local schools, Alresford golf course and countryside walks. It has been well-maintained, and is presented in good condition throughout, plenty of versatile space, light and airy interiors, and a good amount of built-in storage.

The property is approached from the driveway up a few steps to the front door, which opens to the entrance hall. There is a cloakroom and steps down to the sitting room and up to the bedrooms. On this level is the extended kitchen, featuring a range of fitted kitchen units, worktops and fitted appliances, and leading through to the utility room, which houses the boiler and has a door to the garden. Off the hall is the dining room, which has French doors opening to the garden.

Down a few steps from the hall is the spacious sitting room, which spans the front of the house, and features an attractive gas coal-effect fireplace. Steps from the hall lead up to a half landing, where there are two bedrooms, one





with a built-in double wardrobe, and the other housing the airing cupboard with hot water tank. Up a few more steps is the upper landing, where there are two further bedrooms, both having built-in wardrobes. The bathroom has a white bath suite.

Outside, there is driveway parking for two cars and a garage with an up-and-over door. The landscaped garden wraps around the house, and is mainly laid to lawn, with flower and shrub borders, a paved terrace and a lovely summerhouse in the corner. There is an outside tap, lighting and power sockets.

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.

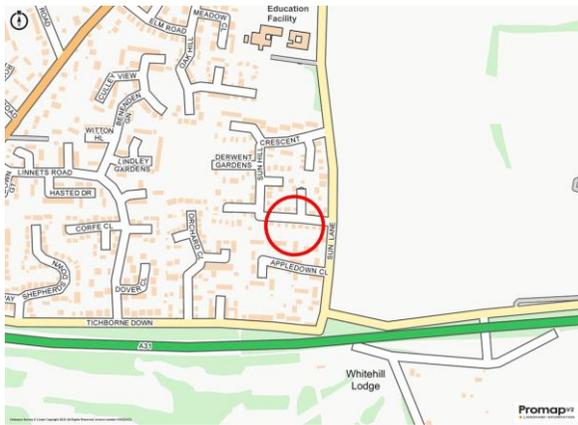
LOCAL AUTHORITY INFORMATION

Winchester City Council

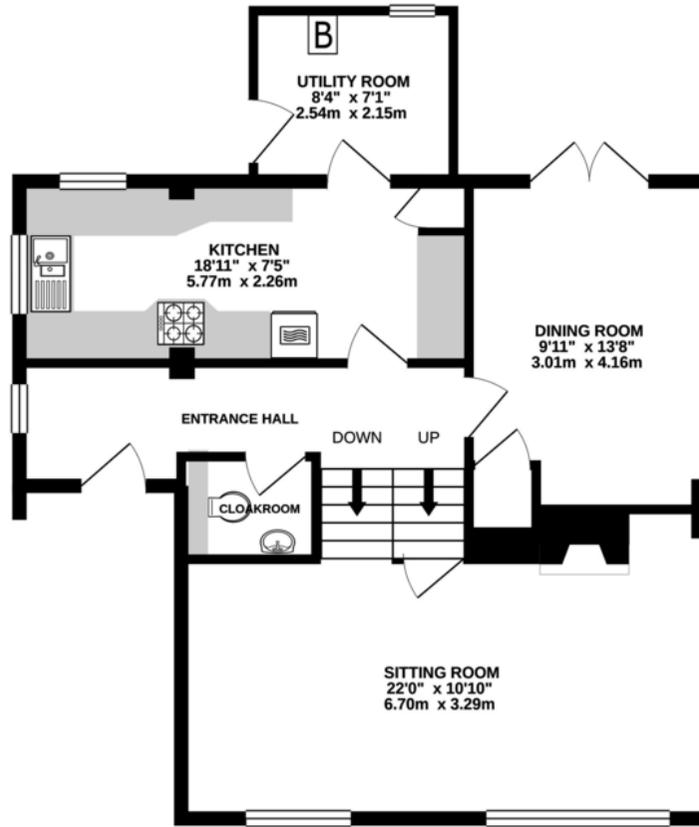
Council Tax Band: E

DIRECTIONS

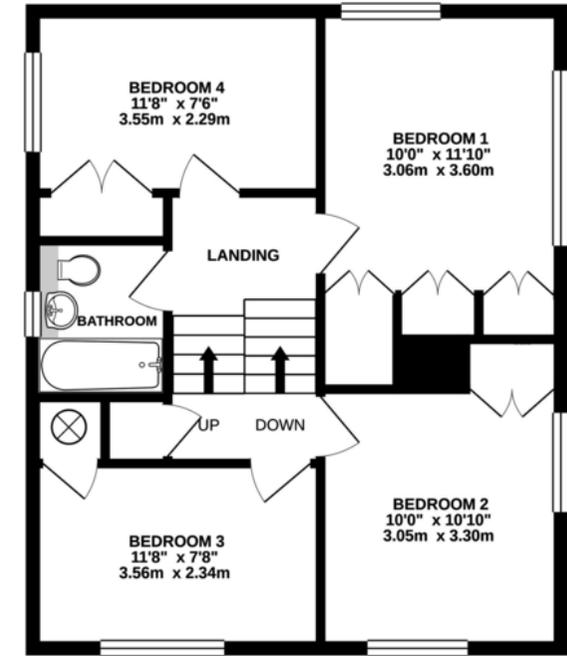
From the centre of Alresford, proceed along East Street in the direction of Bishops Sutton. At the end of the long terrace of houses, turn right into Sun Lane. Proceed up the hill past the Junior School and take the second turning on the right into Sun Hill Crescent. No. 2 is the first house on the right hand side.



LOWER GROUND AND GROUND FLOORS
712 sq.ft. (66.2 sq.m.) approx.



FIRST AND UPPER FIRST FLOORS
576 sq.ft. (53.5 sq.m.) approx.



TOTAL FLOOR AREA : 1288 sq.ft. (119.7 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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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92-109)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
71	42
England, Scotland & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not environmentally friendly - higher CO ₂ emissions	
62	34
England, Scotland & Wales	
EU Directive 2002/91/EC	

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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.

