

# Flat 2, 5 Hampton Terrace | £165,000

Beacon Hill | Surrey | GU26 6NR

warren  
powell-richards





## Flat 2, 5 Hampton Terrace

Beacon Hill Road, Beacon Hill, Hindhead, Surrey, GU26 6NR

£165,000 Leasehold

Well presented one bedroom flat in a prime position in the centre of Beacon Hill, walking distance of shops and National Trust woodland. Private garden and allocated parking space.

- Tucked away position despite being centre of the village
- Private outlook over communal garden area and private garden
- Communal front door and stairwell to the first floor
- Private front door, Upvc with glazed panel
- L-shape living room with space for dining table and sitting room furniture. Large window with a pleasant sunny, south-east facing, garden outlook allowing plenty of natural light in
- Kitchen fitted with white cupboards and work tops
- Double aspect double bedroom
- Family bathroom with shower over bath
- Loft hatch offering useful storage
- 125 year lease issued in 1988; balance of 93 years remaining
- Low yearly service/maintenance costs
- Easy access to the A3 at Hindhead for the commuter with mainline rail services close by at either Haslemere or Farnham
- Walking distance of woodland at The Golden Valley with The Devils Punchbowl also nearby



## LOCATION

Beacon Hill is a small, charming Surrey village surrounded by National Trust Land at The Golden Valley and The Devils Punchbowl. It has a number of useful local shops, restaurants and primary school. The neighbouring village of Grayshott offers a greater range of shops and services. There is easy access onto the A3 providing fast road links to London and the South Coast. Haslemere and Farnham are both within close proximity offering fast rail links into London, and a more extensive range of shops, restaurants, leisure facilities and other services. Close by, there are several Golf Courses, many acres of National Trust lands, ideal for walking and riding and sailing at Frensham Pond.

## DIRECTIONS

From the double roundabout in the centre of Hindhead take the A287 towards Churt and Farnham. As you enter Beacon Hill turn right by the shops into Beacon Hill Road. The flat is on the left hand side. Approached by the pathway to the side of the butchers

## COUNCIL TAX

Waverley Borough Council/Surrey County Council.  
Council Tax Band B (Correct at time of publication and is subject to change following a council revaluation after a sale)

## SERVICES AND LEASE INFORMATION

All mains services. 125 year lease issued in 1988; balance of 93 years remaining. Current costs (September 2020)  
Ground rent £25 per annum. Buildings insurance £107pa.  
Maintenance £160pa. Admin fee £75pa.



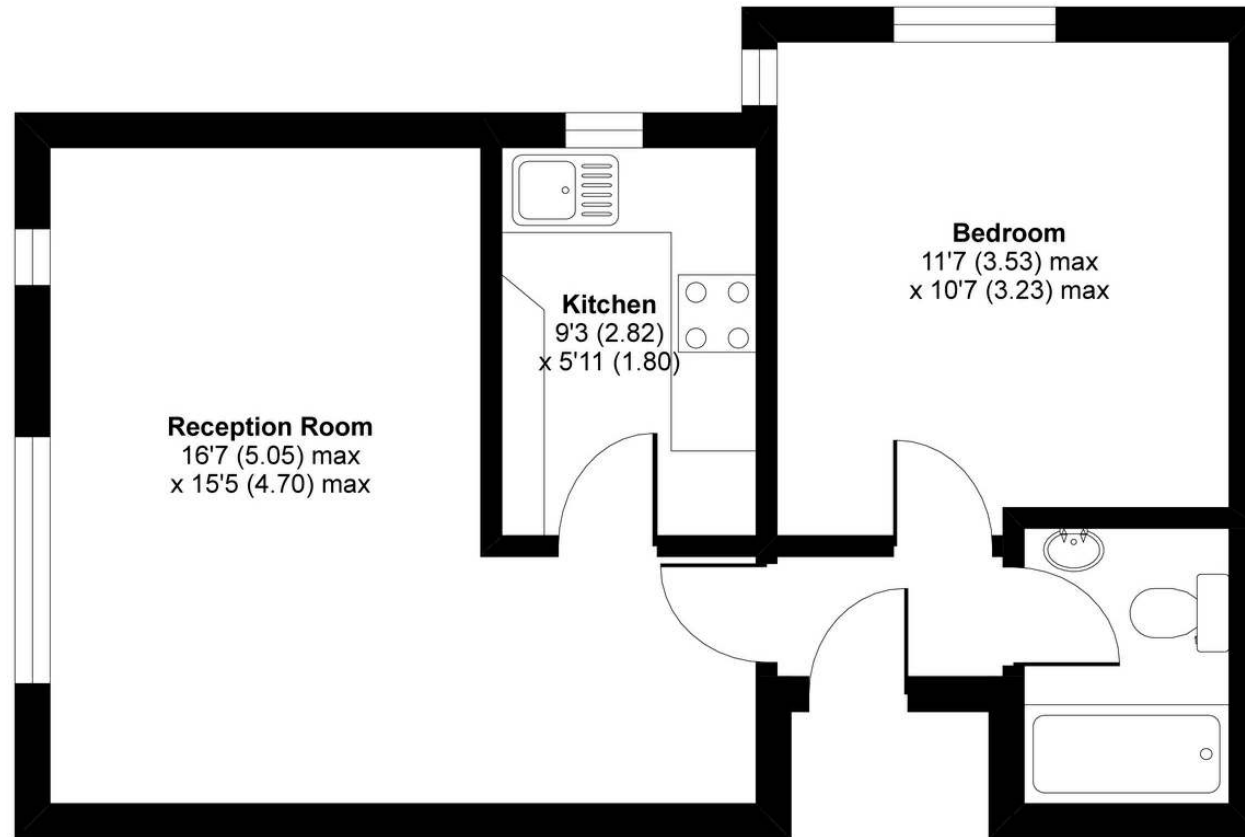




# Beacon Hill Road, Hindhead, GU26

Approximate Area = 438 sq ft / 40.7 sq m

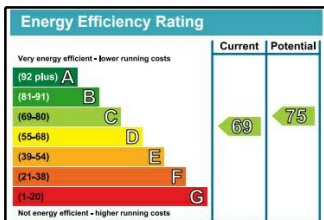
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**FIRST FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Warren Powell-Richards. REF: 643219



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