



Keats
independent estate agents

High Street, Haslemere

Guide Price

£325,000

Leasehold - Share of Freehold



Haslemere

Petworth Road, Haslemere, Surrey, GU27 2JA

Guide Price **£325,000**

A fully renovated, ground floor maisonette which is featuring its own private garden and is conveniently located within walking distance of Haslemere High Street.



N.B. Please be aware that the owner of this property is linked to estate agency.

DESCRIPTION

This newly refurbished property features an entrance hall with a convenient storage cupboard and a bright living room offering dual aspects and access to the private garden through sliding doors. The kitchen comes with brand new equipment, including an oven, gas stove, dishwasher and fridge-freezer. The bathroom has a shower over the bath and there is a separate WC. Additionally there are two generously sized double bedrooms, each with cupboard space. Front and rear gardens belong to the property and it also comes with an allocated parking space in a private car park. It is positioned on the eastern outskirts of the town centre and it provides superb accessibility to Haslemere High Street amenities and the mainline train station.

HASLEMERE

HASLEMERE is situated on the Surrey/Sussex/Hampshire borders. It has excellent road (44 miles via the nearby A3) and rail links (Waterloo approximately 55 minutes) to London and Heathrow and Gatwick Airports (via the A3/M25) are approximately 40 miles away with Portsmouth and the south coast being just over 20 miles distant. The town is protected by the hills of Hindhead, Blackdown and Marley, the majority of which is National Trust owned. Haslemere provides day-to-day shopping facilities (including Waitrose and a Marks & Spencer Food Hall) along with many boutique and specialist shops, a variety of bars, restaurants and coffee houses, the award winning Haslemere Educational Museum, churches of the principal denominations and an excellent range of schooling, both state and private. The Haslemere and The Edge leisure centres offer a wide selection of recreational facilities and golf can be enjoyed nearby at Liphook, Hindhead and Chiddingfold.



- **Ground Floor Maisonette**
- **Two double bedrooms**
- **Good size reception room**
- **Kitchen**
- **Family bathroom**
- **WC**
- **Garden**
- **Allocated parking space**
- **Chain free sale**



LOCAL AUTHORITY : Waverley Borough Council

TAX BAND : D

TENURE : Leasehold - Share of Freehold

DIRECTIONS

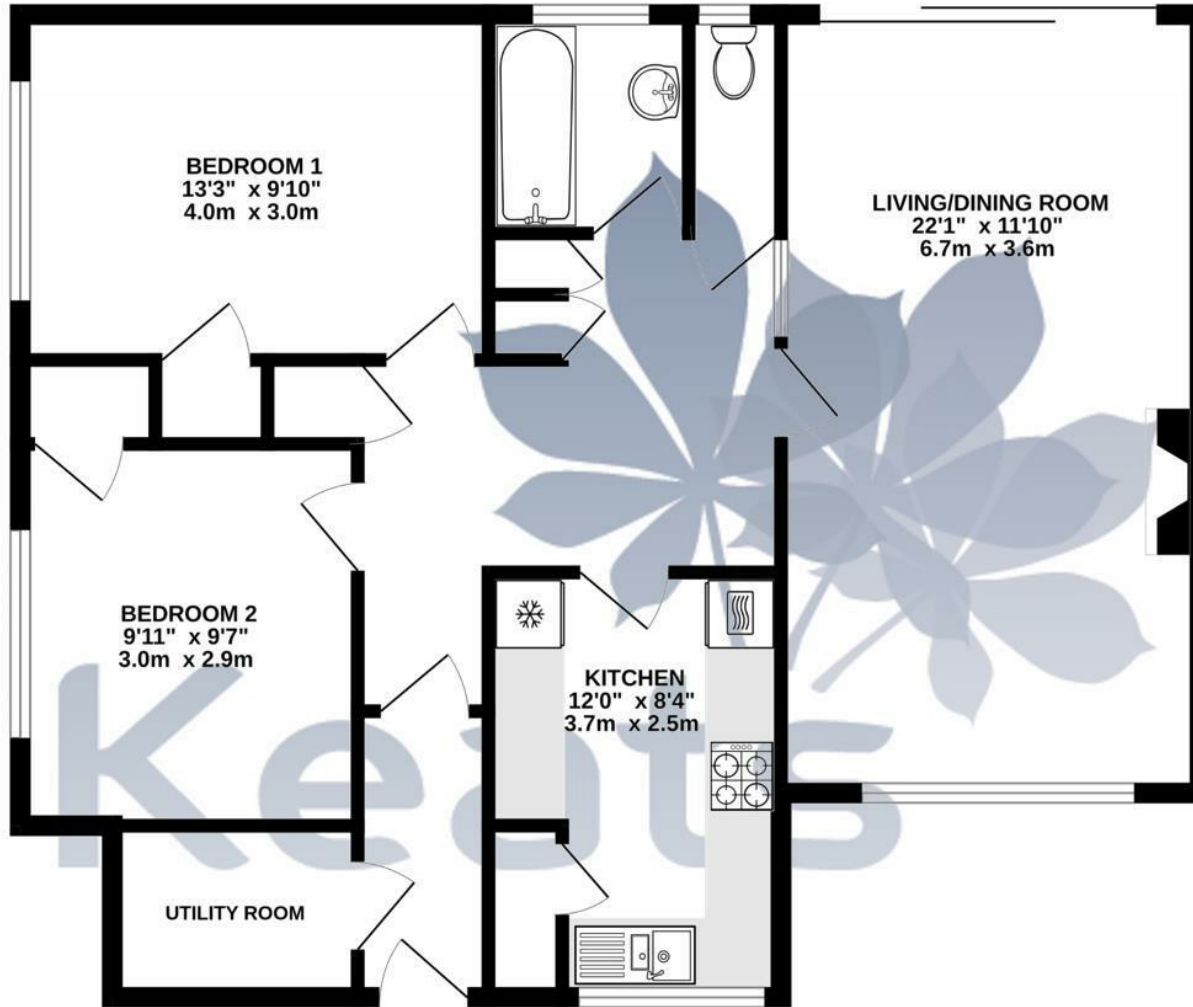
From the southern end of Haslemere High Street (Town Hall) turn left into Petworth Road continuing past Museum Hill and after approximately 150 yards there is a turning on the right hand side which leads to the rear of the flats where there is a generous car park. Alternatively, for those approaching on foot, a set of steps leads from the pavement up into the development, before you reach this driveway entrance.

VIEWINGS

Strictly by confirmed appointment with the Agents

Office hours Mon-Fri 8.45am - 5.45pm, Saturday 8.45am - 4pm

GROUND FLOOR
870 sq.ft. (80.8 sq.m.) approx.



TOTAL FLOOR AREA : 870 sq.ft. (80.8 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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AGENTS NOTES

All dimensions are approximate and quoted for guidance only. Reference to appliances and/or services does not imply they are necessarily in working order or fit for the purpose.

Buyers are advised to obtain verification from their solicitors as to the Freehold/ Leasehold status of the property and any fixtures and fittings

These particulars do not constitute or form part of an offer or contract nor may they be regarded as presentations.

All interested parties must themselves verify their accuracy.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

