



Keats
independent estate agents

High Street, Haslemere

Guide Price

£425,000

Leasehold



Haslemere

Church Road, Haslemere, Surrey, GU27 1BH

Guide Price **£425,000**

Rosemary Court is a quiet, private and favoured retirement development, located on the western outskirts of the Town, being within walking distance of the local amenities including shops, St Bartholomew's church, health centre and the main line station.



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. The Georgian Hotel and Lythe Hill Hotel along with Champneys Forest Mere in nearby Liphook.

The Property

This end of terrace retirement cottage provides adaptable accommodation with generously proportioned, light and airy rooms comprising: A great sized entrance hall with stairs to the first floor and doors to; a dual aspect adds light to the living room with doors to the private terrace, this opens to a rear aspect dining room. Back off the hallway is a modern kitchen/ breakfast room, with the downstairs accommodation being completed by a bathroom. Upstairs from the landing with window to the side and deep airing cupboard there are two superb double bedrooms both with fitted wardrobes and a large shower room.

OUTSIDE

Outside there is a private terrace leading to the communal grounds and there are also communal parking spaces.



- Two Superb Double Bedrooms
- Two Separate Reception Rooms
- Front Aspect Kitchen
- Downstairs Shower Room
- Large Upstairs Shower Room
- Private Terrace With Lovely Aspect Over The Communal Grounds
- Highly Convenient Location
- Communal Parking
- Easy Access To Haslemere



LOCAL AUTHORITY : Waverley Borough Council

TAX BAND : F

TENURE : Leasehold

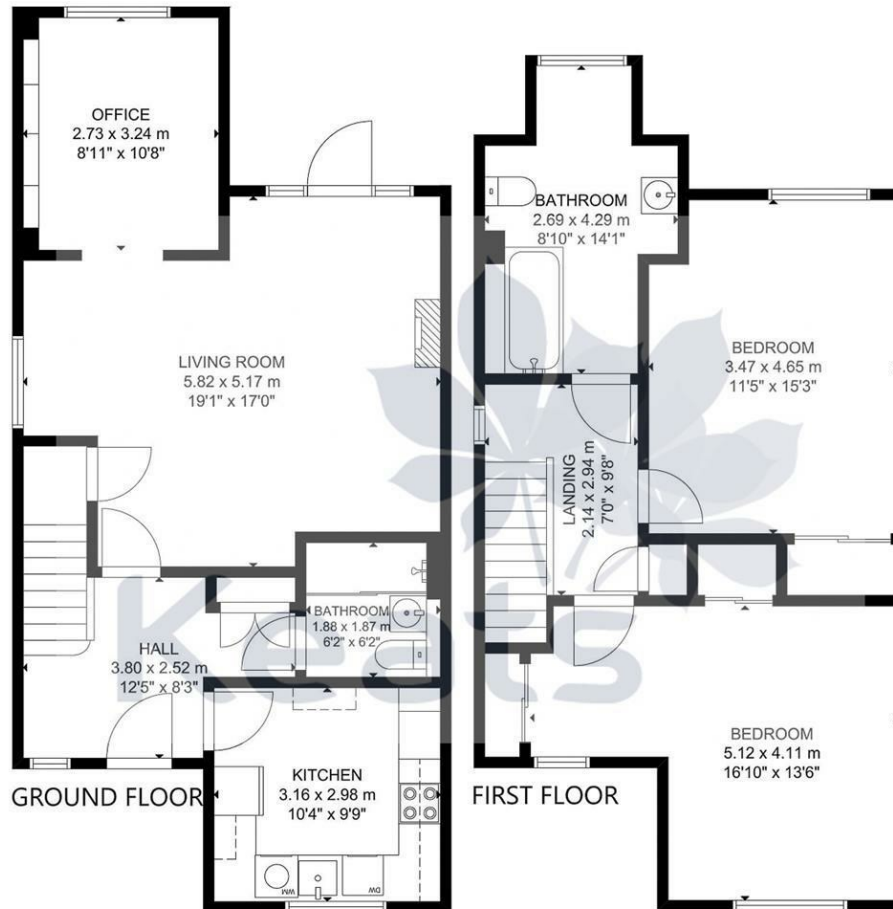
DIRECTIONS

From our offices in the centre of Haslemere High Street proceed north turning left into West Street continuing past Waitrose and Haslemere Hall turning right on the sharp left hand bend over the railway bridge and first left into Church Road where Rosemary Court will be found on the right hand side after about 50m.

VIEWINGS

Strictly by confirmed appointment with the Agents

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



GROSS INTERNAL AREA
 TOTAL: 114 m²/1,220 sq ft
 GROUND FLOOR: 59 m²/632 sq ft, FIRST FLOOR: 55 m²/588 sq ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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.

