



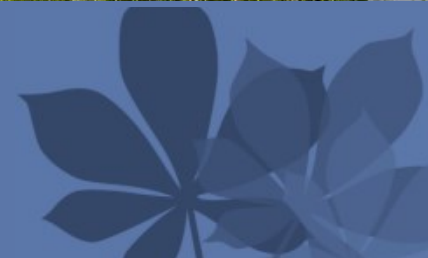
**Keats**  
independent estate agents

## Lythe Hill Park, Haslemere

Guide Price:

**£500,000**

Leasehold - Share of  
Freehold



# Haslemere

Guide Price: £500,000

Lythe Hill Park, Haslemere, , GU27 3TF

A quite superb 4th floor 2 bedroom, 2 bathroom apartment with outstanding views over it's substantial and well kept gardens and grounds. The property benefits from a double garage and amenities include a swimming pool, squash courts and a tennis court. Lythe Hill Park is located in a very quiet and tranquil spot and yet is only a short drive of Haslemere town and mainline station.



- **4th Floor Apartment**
- **Two Bathrooms**
- **Comprehensively Fitted Kitchen**
- **Swimming Pool**
- **40 Acres of Gardens and Grounds**
- **Two Bedrooms**
- **Triple Aspect Living Room**
- **Stunning Southerly Aspect Views**
- **Squash Courts**
- **Double Garage**

### **THE PROPERTY**

There is a communal entrance door opening to reception area with lift or stairs to the fourth floor. The apartments front door opens to an inner hall with coats cupboard and a double linen/airing cupboard. There is a separate cloakroom/ utility with plumbing for washing machine.

The main bedroom has five, floor to ceiling wardrobe cupboards and benefits from a great view over the grounds and countryside beyond. There is a glazed side door that opens to the balcony. There is also a large en-suite with walk in shower and a fine range of medicine and storage cupboards, again with lovely views.

The guest bedroom is front aspect and has two double floor to ceiling wardrobe cupboards. This room also benefits from a large en-suite with walk in shower and a comprehensive range of bathroom cabinets. The bright living room is an excellent size and is triple aspect , benefit from a triple aspect with lovely views from all windows. There is a wide balcony with glazed safety railings and wonderful views. The kitchen is front aspect having a pleasant view of the front grounds, pitch and put golf course and the car park. There is a fine range of kitchen cabinets and built in appliances include a Neff double oven and a four ring gas hob with extractor fan over. There is space for a two setting dishwasher and upright fridge/freezer and there is a concealed Worcester Bosch gas boiler.

### **GARDENS AND GROUNDS**

There are 40 acres of stunning, well-maintained mature gardens with ponds and a water cascade. There is 9 hole chip and put golf course. Amenities also include an indoor heated swimming pool, tennis court, and squash court. The apartment benefits from a double garage in a block.

**LOCAL AUTHORITY** : Waverley Borough Council

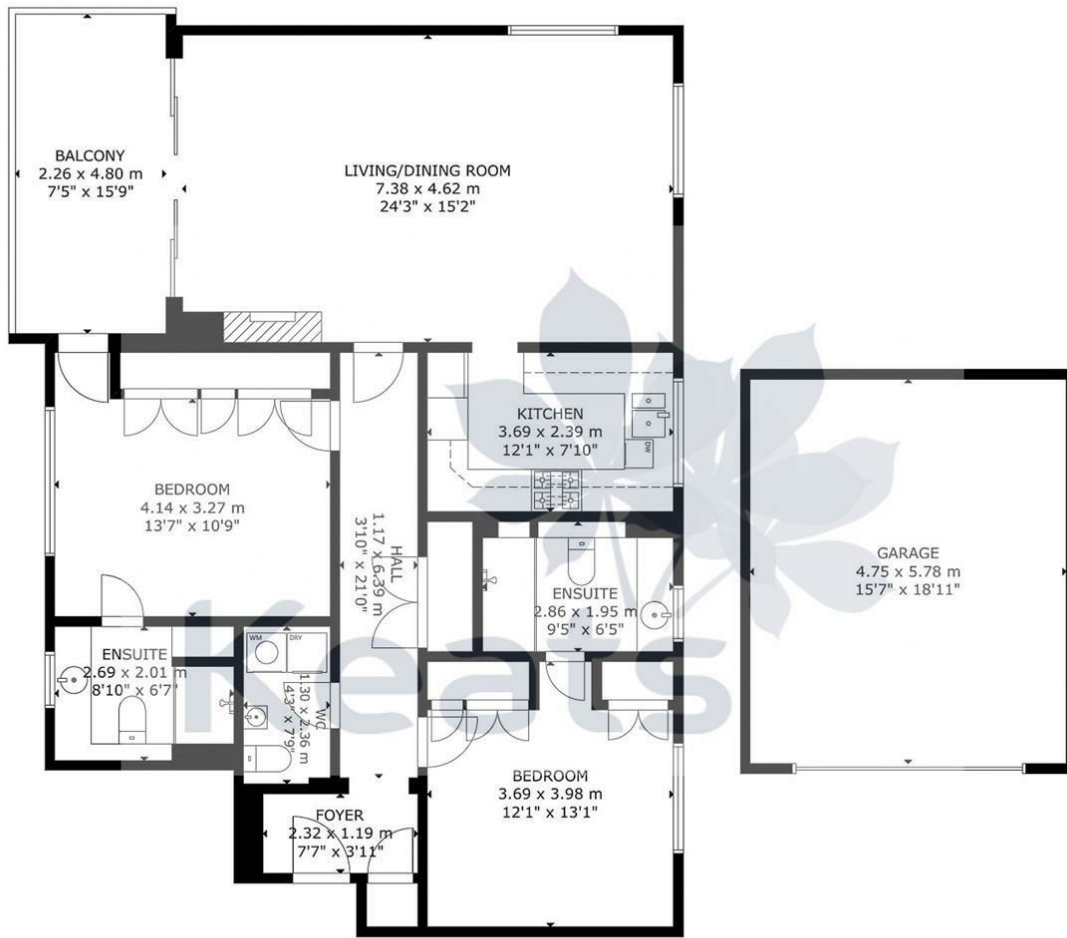
**TAX BAND** : G

**TENURE** : Leasehold - Share of Freehold

**DIRECTIONS** : From our office in the High Street , turn left at the town Hall onto the Petworth Road. Take the right hand turning into Haste Hill and then take the left hand fork and follow the signs to Lythe Hill. Oak Lodge is the first block on the right.

**VIEWINGS** : Strictly by confirmed appointment with the Agents  
Office hours Mon-Fri 8.45am - 5.45pm, Saturday 8.45am - 4pm.





GROSS INTERNAL AREA  
TOTAL: 106 m<sup>2</sup>/1,146 sq ft

EXCLUDED AREA: GARAGE: 27 m<sup>2</sup>/295 sq ft, BALCONY: 11 m<sup>2</sup>/117 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>74</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

