



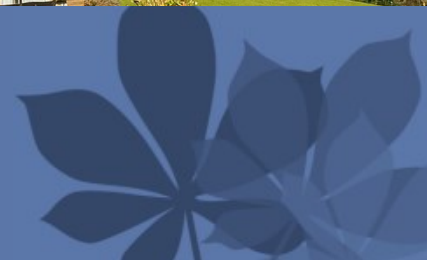
**Keats**  
independent estate agents

Lythe Hill Park,

Guide Price

**£500,000**

Leasehold - Share of Freehold



# Haslemere

Guide Price **£500,000**

Lythe Hill Park, Haslemere, Surrey, GU27 3TD

A superb two double bedroom first floor apartment with outstanding far reaching views. There is a spacious sitting/dining room and a wonderful balcony accessed from the sitting room and main bedroom. Communal facilities include a swimming pool, tennis court, squash courts together with gardens and grounds approximately 40 acres. There is also a double garage in a block together with visitor parking.

- **First Floor Apartment**
- **Two Double Bedrooms**
- **Sitting/Dining Room**
- **Communal Gardens and Grounds**
- **Double Garage**
- **Outstanding, Far Reaching Views**
- **Two En-Suite Bathrooms**
- **Newly Fitted Kitchen**
- **Tennis Court, Swimming Pool and Squash Courts**
- **Excellent Storage**



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

A lift or stairs gives access to the first floor of 2N Cedar Lodge. The inner hall has a double coats cupboard and a single storage cupboard. There is a utility room with fitted washing machine, upright freezer and chest freezer. The second bedroom is front aspect and has one triple and one double built in wardrobes. There is an en-suite bathroom. A corner bath has a shower unit with shower jets and there is a vanity unit incorporating wash hand basin and ample drawers and storage cabinets under. The main bedroom boasts outstanding views and has five built in wardrobe cupboards and a door opening to the balcony. There is an en-suite shower room with tiled walls and again great views over the grounds and distant country side. The sitting room/dining room is triple aspect with wonderful views from all windows and the wide sliding doors open to a good size balcony.

The kitchen is newly fitted with wood wall mounted and base cabinets with built in appliances and there is a freestanding Belling oven.

### GARDENS AND GROUNDS

The communal gardens and grounds are a true picture

### DIRECTIONS

From our office in the High Street turn left onto Petworth Road then take the second left onto Haste Hill take the left fork which leads to Lythe Hill Park and Cedar Lodge is the last off three blocks on the left.

### VIEWINGS

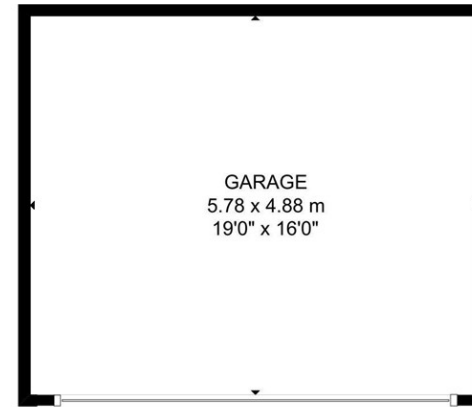
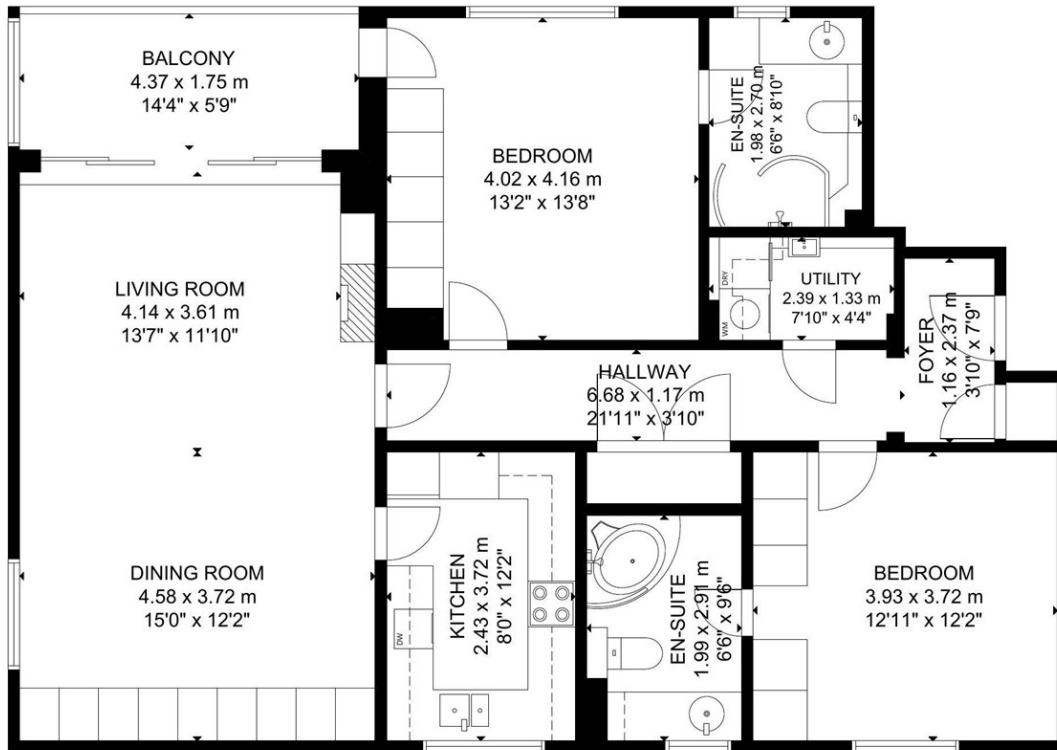
Strictly by confirmed appointment with the Agents  
Office hours Mon-Fri 8.45am - 5.45pm, Saturday 8.45am - 4pm

**LOCAL AUTHORITY :** Waverley Borough Council

**TAX BAND :** G

**TENURE :** Leasehold - Share of Freehold





GARAGE

FLOOR 1

GROSS INTERNAL AREA  
 TOTAL: 106 m<sup>2</sup>/1,145 sq ft  
 FLOOR 1: 106 m<sup>2</sup>/1,145 sq ft  
 EXCLUDED AREA: BALCONY: 8 m<sup>2</sup>/82 sq ft, GARAGE: 28 m<sup>2</sup>/304 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.

