



**Keats**  
independent estate agents

Longdene Road, Haslemere

Guide Price:

**£250,000** Share of Freehold



# Haslemere

Guide Price: £250,000

Longdene Road, Haslemere, Surrey, GU27 2PG

This beautifully renovated two bedroom maisonette is located in the heart of Haslemere opposite the Mainline Station.



- **Two Bedrooms**
- **Modern Kitchen**
- **Close to Haslemere Railway Station**
- **Two Bathrooms**
- **Character Features**
- **Ideal for First Time Buyers or Investors**

#### **THE PROPERTY**

This beautifully renovated two bedroom maisonette is located in the heart of Haslemere opposite the Mainline Station. Benefitting from a well equipped kitchen, sitting room with double aspects, master bedroom with en suite shower room, further double bedroom, bathroom, study area and an entrance lobby with fitted storage. There are character features which give this maisonette great charm. This would make an excellent rental investment or first home.

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.

**LOCAL AUTHORITY** : Waverley Borough Council

**TAX BAND** : B

**TENURE** : Share of Freehold

**LEASE TERM** : n/a

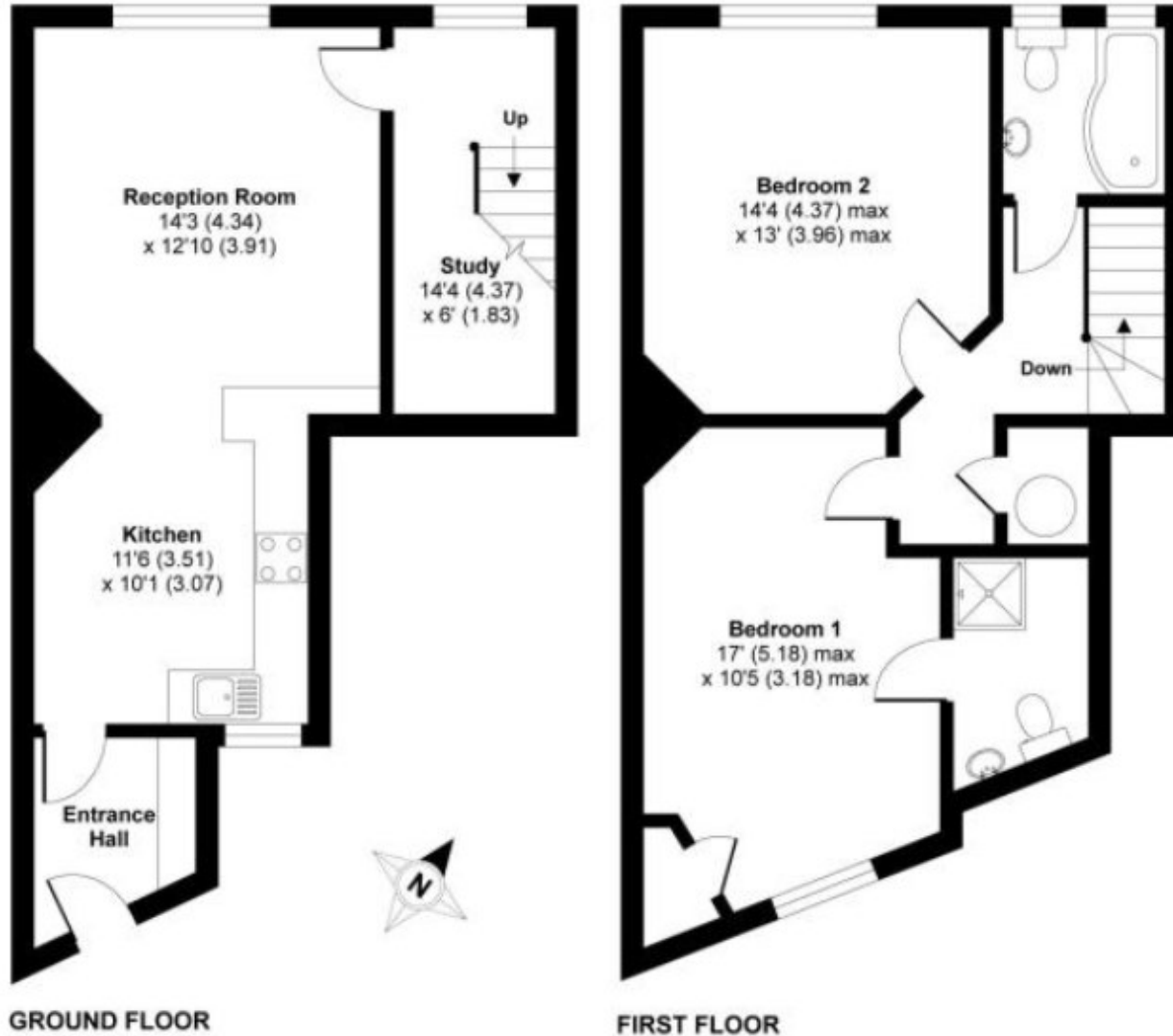
**GROUND RENT** : n/a

**SERVICE CHARGE** : n/a

**DIRECTIONS** : From our office in the High Street turn right at the town hall into Lower Street. Continue along passing Haslemere train station and Flat A Swan House is situated on the corner of Longdene Road and Kings Road and is access 50 yards on the right of Longdene Road.

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

APPROX. GROSS INTERNAL FLOOR AREA 979 SQ FT 90.9 SQ METRES



### 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		72
(55-68) D		
(39-54) E	37	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		
		EU Directive 2002/91/EC

