



Keats
independent estate agents

Fernhurst Haslemere

Guide Price
£325,000



Haslemere

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15 Crossfield, Fernhurst, Haslemere, GU27 3JL

A four bedroom terraced property located in the centre of Fernhurst Village with integral garage and parking.



- Four Bedrooms
- Sitting with view over rear garden
- Bathroom
- Utility Room
- Kitchen/Dining Room
- Cloakroom
- Integral Garage
- Off Street Parking
- Village Location

DIRECTIONS

From Haslemere high turn left on to the Midhurst Road(A286) passing through Kingsley Green. Turn right at the crossroads in the centre of Fernhurst onto Vann Road then turn left after the shops onto Crossfields.

VIEWING

Strictly by confirmed appointment with the Agents. Office hours Mon-Fri 8.45am – 5.45pm, Saturday 8.45am – 4pm. 22/12/2020

FERNHURST lies in the north-west corner of West Sussex within the South Downs National Park. It is just a few minutes drive from Haslemere (55 minutes by train to London Waterloo) and close to the border of Hampshire. The A286 runs through its centre dividing the village into west and east. The idyllic village green on the eastern side is surrounded by old and beautiful buildings, within walking distance is the Parish Church, pavilion, cricket green and primary school. The village provides shops for most day-to-day needs including a post office and chemist. More comprehensive shopping and leisure facilities are available in Haslemere. The surrounding countryside comprises a mixture of woodland and farmland ideal for sporting and country pursuits, whilst to the south is Chichester famous for its theatre, cathedral and sailing.

THE PROPERTY

The entrance door opens to coats hanging area and further door opens to inner hallway with cloakroom. The kitchen/dining room has a range of wall mounted and base cabinets with built in appliances and appliance spaces. There is a picture window and door opening to the rear garden.

On the first floor there is a double bedroom, a laundry room and the sitting room which has an exposed pine floor and two windows overlooking the garden to the rear. On the second floor there are three further bedrooms. The main bedroom has built in wardrobes with double bed recess and bedrooms three and four are single rooms and there is a family bathroom.

OUTSIDE

There is off street parking for two cars and an integral garage. There is a pretty rear garden with brick paved patio adjoining the property and railway sleepers retain the small lawn area which is bordered by mature plants and shrubs.

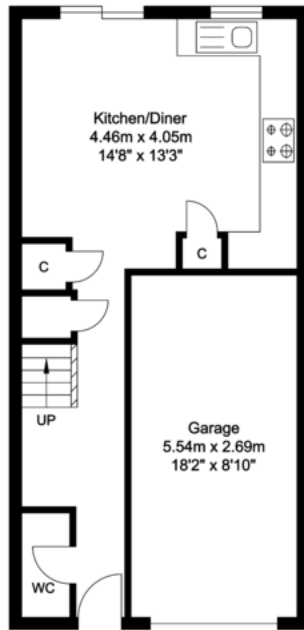
LOCAL AUTHORITY

Tax Band:

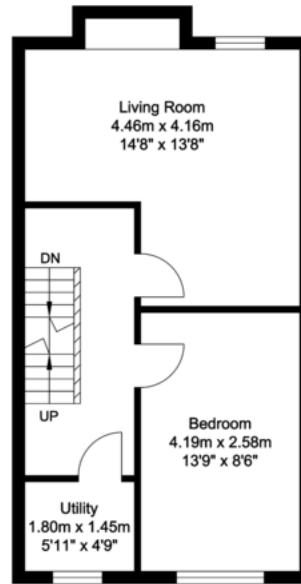
TENURE

Freehold

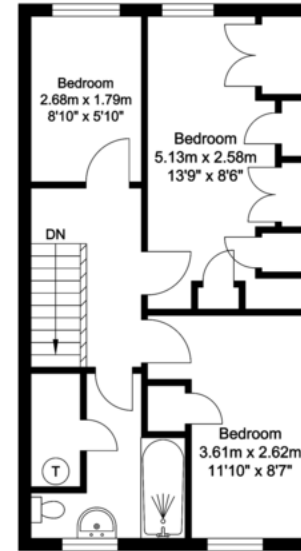
EPC RATING: 66/85



Ground Floor
Total Approximate Area
465.216 sq. ft.
(43.22 sq. m)



First Floor
Total Approximate Area
413.87 sq. ft.
(38.45 sq. m)



Second Floor
Total Approximate Area
405.69 sq. ft.
(37.69 sq. m)

Total Approximate Area
1284.78 sq. ft.
(119.36 sq. m)

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.

