Existing boundary fence removed. New fence 1m back from highway

Existing lamp column and highway sign

1.8m high hit and miss timber fence

LOWER STREET

Private Amenity Space (11m²) Protected Winter Garden

Private Amenity Space (24m²)

Study

Kitchen

Bedroom

Bedroom
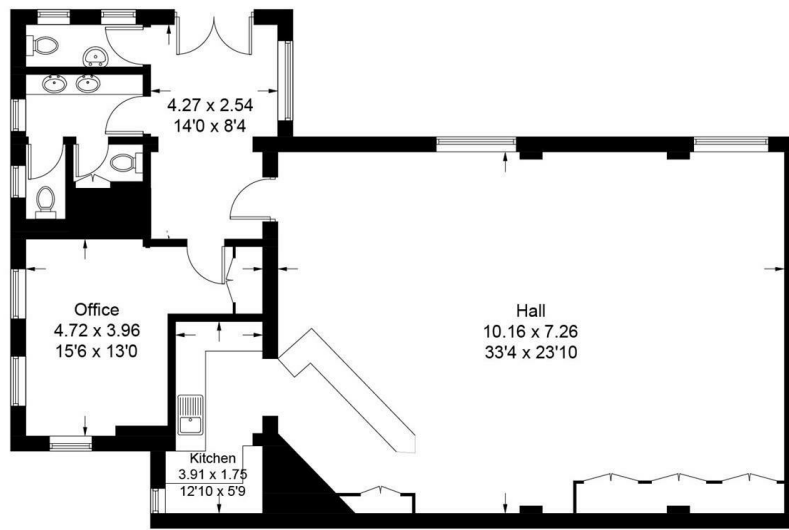
Dining

Unit 1

Living Space

Store

Bathroom

Ensuite

1 Proposed Ground Floor (Lower Stree Level)
1 : 100

UNIT 1 GEMINI CHAPEL KINGS ROAD HASLEMERE SURREY GU27 2QA
GUIDE PRICE £325,000 LEASEHOLD

CLARKE **C·G** GAMMON
1919

Floor plan diagram with the following labels:

- 4.27 x 2.54 / 14'0 x 8'4
- Office / 4.72 x 3.96 / 15'6 x 13'0
- Kitchen / 3.91 x 1.75 / 12'10 x 5'9
- Hall / 10.16 x 7.26 / 33'4 x 23'10

Lower Ground Floor

THE PROPERTY

A very unusual and particularly spacious ground and lower ground floor unconverted apartment with an internal floor area of 110 sq m plus additional storage and outdoor terrace area.

Currently comprising a large dance room with 3.4m ceiling height, kitchenette, lobby, small study, toilets and cloakrooms. The plan is to reconfigure in line with the drawings.

There are all main services connected.

We have not undertaken an assessment of conversion costs.
Planning Ref: Waverley Borough Council WA/2022/00210.
The CIL will be covered by the vendor

A new 999 year lease will be created.
Ground rent £150 per annum
Service charge will be split between two maisonettes and one apartment

SITUATION

In nearby Weyhill are Tesco and M & S Food along with local shops, cafes, restaurants and Haslemere Library. Haslemere town centre offers a comprehensive range of shops and boutiques including Waitrose, Boots and W H Smith, hotel, restaurants, public houses and coffee bars. Lythe Hill Hotel on the outskirts of the town has a spa and The Edge and Haslemere Leisure Centre provide excellent sports facilities along with Haslemere Recreation Ground and Woolmer Hill. There are numerous golf courses of high quality in the area and a good selection of highly regarded state and private schools. The nearby main line station offers a fast and frequent service into London Waterloo in under one hour and the nearby A3 provides links to London, the motorway network and south coast. The town is surrounded by many acres of countryside much of it National Trust owned including the Devil's Punchbowl and Hindhead and Marley Commons.

DIRECTIONS

From our office in Haslemere High Street proceed south bearing right behind the Town into Lower Street. Continue until reaching the main line station turn left immediate after the traffic lights into Kings Road where the property will be found after a short distance on the right hand side.