



78 Weycombe Road, Haslemere, GU27 1EQ
Share of Freehold

CLARKE  GAMMON
1919

**78 WEYCOMBE ROAD
HASLEMERE GU27 1EQ**

Beautifully presented
modern ground floor
maisonette

Two bedrooms

Gas central heating

Front garden and communal
rear garden

Share of Freehold

Fabulous open plan
kitchen/living room

Refitted bathroom

Double glazing

Two parking spaces



**A beautifully presented 2
bedroom ground floor
maisonette with its own west
facing front garden in a small
quiet cul-de-sac.**

THE PROPERTY

This modern maisonette was built in 2002 and has been superbly refurbished and updated by the current owners. With its own security front door all the main rooms leads of the central hall along with an airing cupboard which has a mega-flow hot water cylinder and large storage/cloaks cupboard. Fantastic open plan kitchen/dining/living room as a double aspect, with the Magnet kitchen having solid oak worktops and a range on integrated appliances which include a Liebherr integrated fridge freezer, AEG dishwasher, washing machine and Range Master fusion five ring cooker. The smart bathroom has also been refitted and complimented by the 2 bedrooms - bedroom 1 has a large walk in and fully shelved wardrobe. Throughout the property are practical and attractive vinyl tiled wooden effect floor, gas central heating and double glazed windows.



GARDEN AND GROUNDS

The property has its own area of garden at the front which enjoys a sunny westerly aspect, there is a small piece of lawn and decking with space for table & chairs. There is a communal garden to the rear used by just 4 flats and parking at the side for 2 cars and a garden shed.

TENURE

999 year lease from 29 September 2003 plus share of freehold

SITUATION

Haslemere Town Centre provides a comprehensive range of shops and boutiques including Waitrose, Boots, Space NK and WH Smith, restaurants, public houses, hotel and coffee shops/cafes. The main line station offers a fast and frequent service into London Waterloo in under one hour. There is a Tesco supermarket and M & S Food Hall in Weyhill along with several local shops and Haslemere Library. Lythe Hill Hotel on the outskirts of the town provides spa facilities and Haslemere Leisure Centre, The Edge, Woolmer Hill and Haslemere Recreation Ground all provide sports and leisure facilities. There are numerous golf courses in the area. There are excellent schools for all ages both state and private in and around the town and the whole area is surrounded by miles of open countryside much of it National Trust owned. The nearby A3 provides links to London, the motorway network and South Coast.

Weyhill 1.4 miles
Main line station 0.9 miles
High Street 0.9 miles
A3 access at Hindhead 4.7 miles
Godalming 9.8 miles
Guildford 15.1 miles

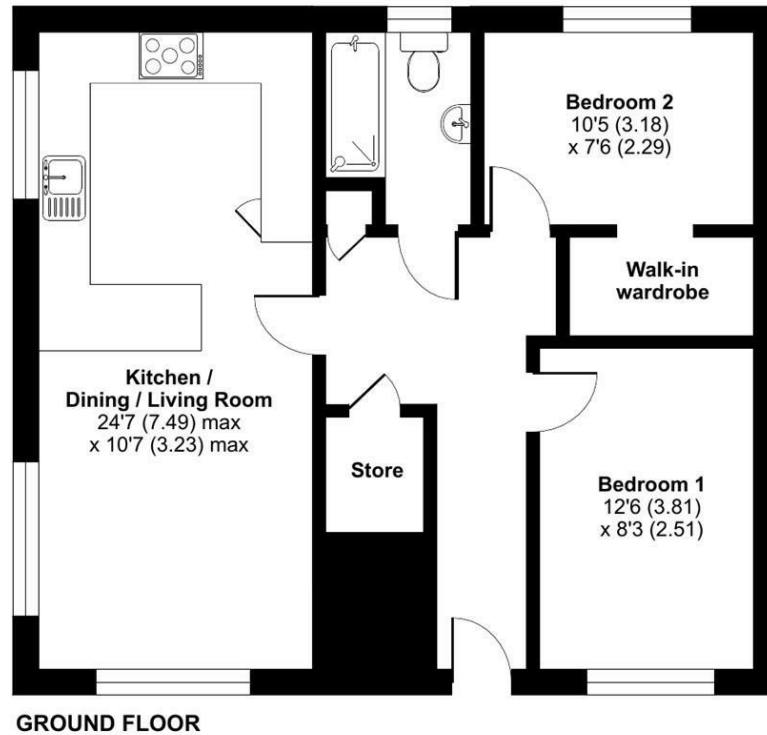
All distance are approximate



Weycombe Road, Haslemere, GU27

Approximate Area = 691 sq ft / 64.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Clarke Gammon. REF: 1147979

LOCAL AUTHORITY

Waverley

COUNCIL TAX

Band C

SERVICES

Mains water, electricity, mains drainage
gas central heating

24th June 2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

CG HASLEMERE OFFICE

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DIRECTIONS

From our office in Haslemere High Street proceed in a northerly direction and at the crossroads take the left into Church Lane. Proceed past the Health Centre and church, taking the next right hand turning into Weycombe Road. Number 78 will be found at the end of the road.

AGENT'S NOTE

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

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T: 01483 880 900

HASLEMERE OFFICE
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LIPHOOK OFFICE
T: 01428 728 900

MAYFAIR OFFICE
T: 0870 112 7099

AUCTION ROOMS
T: 01483 223101

