



**Peter Leete  
and Partners**

ESTATE + AGENTS

**28 Beacon Hill Court**  
Hindhead, Surrey GU26 6PU

# 28 Beacon Hill Court, Wood Road, Hindhead, Surrey GU26 6PU

Price: £315,000 Leasehold



**SERVICES:** Mains gas, water, drainage & electricity.

**LOCAL AUTHORITY** Waverley Borough Council.

**LEASE** 999 Years from 29<sup>th</sup> August 2007. Share of Freehold.

**EPC RATING:** C.  
**COUNCIL TAX:** Band C

**SPECIAL NOTES:** Peter Leete and Partners and its Clients give notice that: they have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary Planning, Building Regulation or other consents, and Peter Leete and Partners has not tested any services, appliances, or facilities. Purchasers must satisfy themselves by inspection or survey. Peter Leete and Partners is a member of The Property Ombudsman scheme and acts in accordance with their code of practice.

**A spacious ground floor 2 bedroom apartment in this sought after location just off Wood Road.**

**DESCRIPTION.** An impressive apartment having been the subject of complete modernisation and redecoration of recent years. Improvements include a modern well appointed kitchen with integrated appliances to include dishwasher, fridge freezer. Electric ceramic hob unit with single electric oven housing below and illuminated extractor hood over. Wall and base units the latter with retractable bin store, the former to include a cupboard housing a modern Worcester boiler. The apartment has an open plan feel with a dining area leading through to the living room with patio doors to the communal level gardens. The hallway benefits ample cupboard and storage space to include a utility cupboard with space and plumbing for a washing machine. Bedroom 1 enjoys views across the southern front aspect and has a full range of floor to ceiling wardrobes with hanging rails. Bedroom 2 has a rear aspect and fitted wardrobe. The bathroom has also been re-equipped with a modern suite of bath with separate shower unit over, washbasin and low level wc plus an additional storage cupboard.

In addition there is a **GARAGE** within a short level walk.

**SITUATION** Beacon Hill affords a shopping parade close by for day to day requirements with more comprehensive facilities in the nearby village of Grayshott and Town of Haslemere with the benefit of a main line rail station to Waterloo in approximately 45 minutes and Portsmouth on the South Coast. The immediate area is well known for its National Trust land at the Devil's Punch Bowl, Highcombe Edge and The Golden Valley. The area is surrounded with other local beauty spots to include Ludshott Common, Waggoners Wells and Frensham Ponds. Golf is readily available at Hindhead, and there is also sailing at Frensham Great Pond. The A3 London to Portsmouth Road is nearby providing dual carriageway access to the capitol and the main airports of Gatwick and Heathrow are approximately 49 miles and 40 miles respectively with access onto the M25 at Junction 10 (22 miles).

For Video Tour: - <https://www.youtube.com/watch?v=MPYUHjXj4Yo>

Maintenance Charge (2024): £122.00 per calendar month. Includes water rates, buildings insurance, gardening and external window cleaning.

**VIEWINGS:** Strictly by appointment with the Agent both during and outside normal office hours including Sundays and Bank Holidays.





# Beacon Hill Court Hindhead



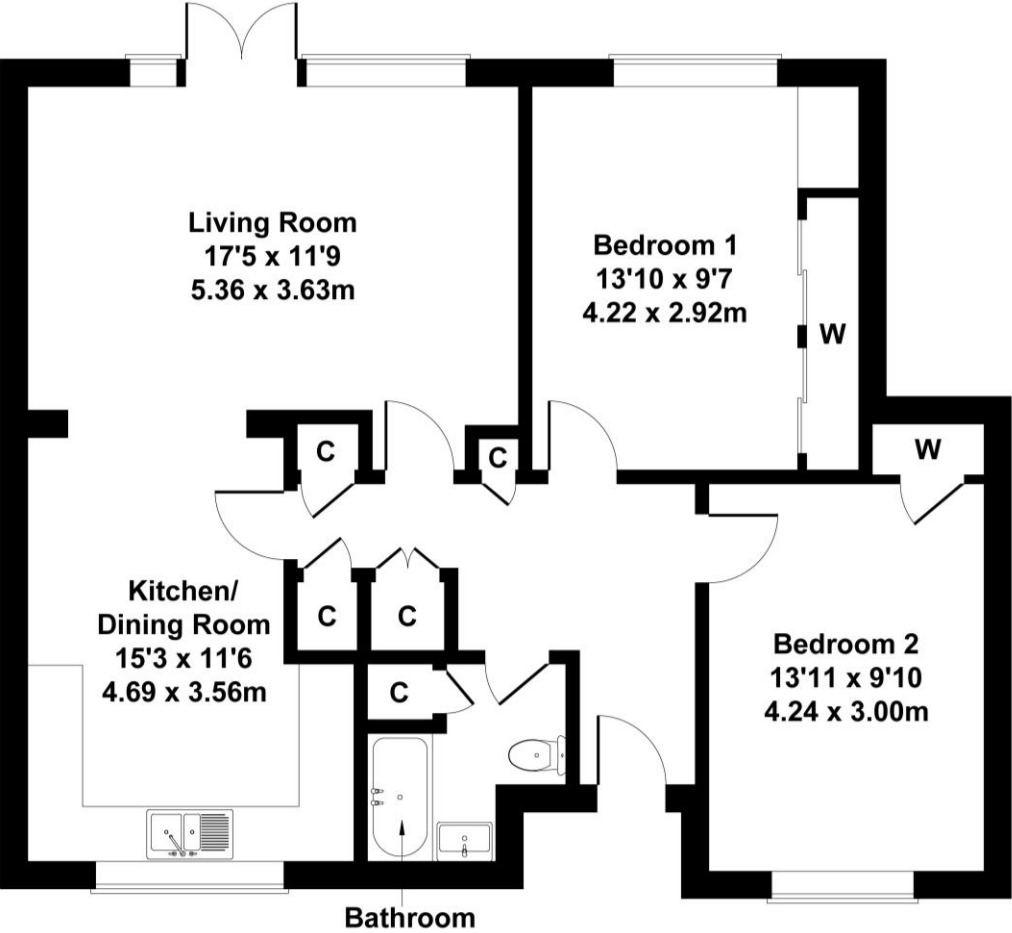
View from the Devils Punchbowl



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Approximate Gross Internal Area  
883 sq ft - 82 sq m



Not to Scale. Produced by The Plan Portal 2024  
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