

5A Victoria Terrace,
Grayshott, Hindhead, Surrey
GU26 6JHF

Peter Leete
and Partners
ESTATE + AGENTS

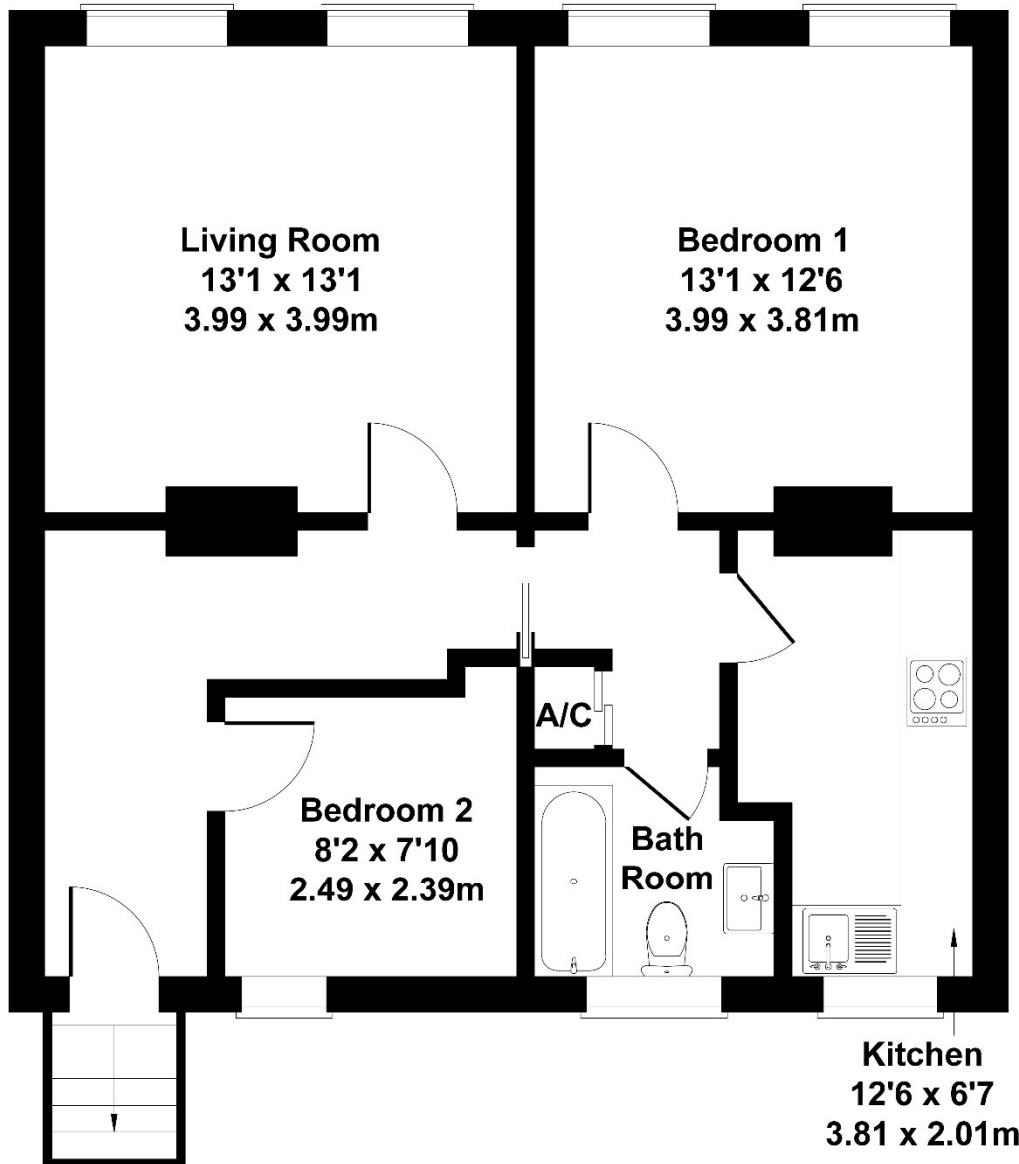


**A Spacious first floor maisonette in the village centre
The property enjoys its own garden and benefits from parking for 3
vehicles and a share of Freehold.**

PRICE £225,000 LEASEHOLD WITH SHARE OF FREEHOLD



Approximate Gross Internal Area
678 sq ft - 63 sq m



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024
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EPC: E. Council Tax: B



GENERAL The property stands in a convenient and central location within the centre of the shopping area in Crossways Road. The maisonette is approached from a small private driveway which leads from Crossways Road and serves the adjoining shops and flats. 5A has the benefit of a large parking area with sufficient space for 3 vehicles a gate affords pedestrian access to the lawned garden. The garden is supported by a timber store which has been well insulated. There is a further ground floor storeroom, with wrought iron staircase to the first floor entrance door. Bedroom 1 and the living room both overlook the southern aspect to Crossways Road and bedroom 2, kitchen and bathroom overlook the rear garden. The kitchen has been fitted with a range of both wall and base units the latter with a formica work surface with inset double bowl stainless steel sink unit. Fitted base oven, upright fridge freezer and fitted washing machine. The bathroom is fitted with a white suite of bath, wash basin and low level wc. The apartment is heated via electric night storage units.

SITUATION Grayshott affords level and generous shopping facilities well in excess of most local villages with many retailers including the nationally known Co-operative and Sainsbury's supermarkets. The village boasts a good range of restaurants, a public house, doctors surgery, two dentists, nationally known pottery and post office. A list of many of the local businesses and organisations can be seen at the village web site www.grayshott.com. Grayshott has also won on three occasions, Hampshire Village of the Year. More extensive shopping facilities are available at the nearby towns of Haslemere, Farnham and Guildford. Buses passing through the village serve Farnham, Aldershot, and Haslemere, the latter town with a main line station (4.5 miles) serving Waterloo in

approximately 55 minutes and Portsmouth on the South Coast. There are numerous beauty spots within easy reach to include The Devil's Punch Bowl, Ludshott Common and Frensham ponds.

SERVICE CHARGE: 50/50 split between the ground floor shop unit and the first floor maisonette.

LEASE: A new 999 year lease with share of Freehold.

VIEWINGS: Strictly by appointment with the sole Agents: Peter Leete and Partners 01428 604480.

SPECIAL NOTES: The Ground floor shop is also available for sale subject to a tenancy ending on 31st July 2026. Rent, floor plans and details available upon request.

Mains electricity, sewage and water.

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