



Flat, 3 Hampton Terrace, Beacon Hill Road, Hindhead, GU26 6NR

Guide Price £265,000 - Tenure: Leasehold

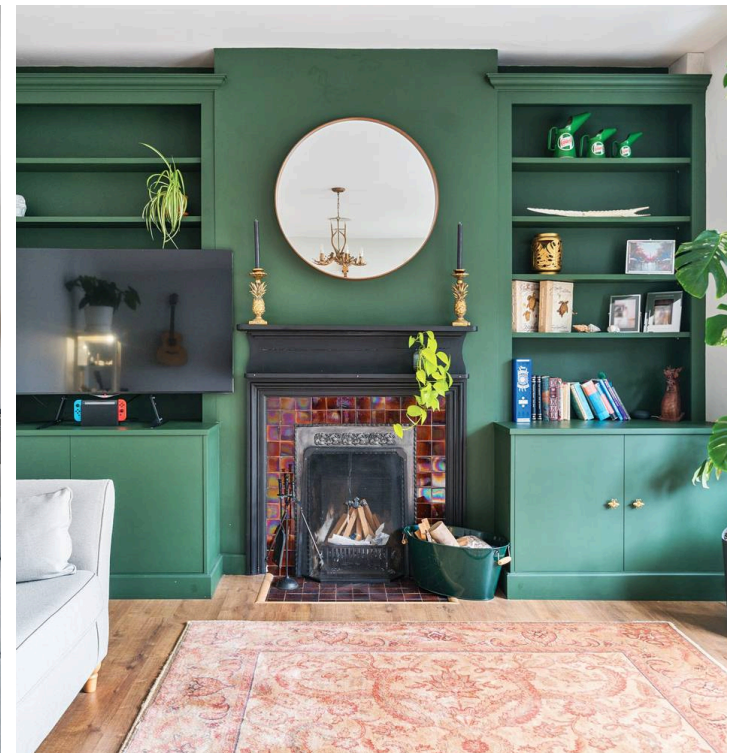
Flat 3 Hampton Terrace

- Conveniently Located Maisonette
- Refitted Windows In 2018 & New Boiler Fitted In 2023
- Private Garden
- Beautifully Presented Throughout
- Open Fire
- Two Double Bedrooms
- Loft Conversion Potential (STPP)
- Refitted Kitchen & Bathroom
- Close to Local Shops & Amenities
- Near To Highcombe Edge & The Devils Punchbowl For Stunning Country Walks

A spacious two bedroom first floor maisonette with its own private garden, set in the delightful village of Beacon Hill within easy access of its amenities, the A3 and a short drive to Haslemere town centre and mainline station.

The accommodation is light and airy comprising a sitting/dining room with a feature fireplace and bay window with window seat, refitted kitchen with integrated oven, ceramic hob with extractor fan over, dishwasher, washing machine and fridge freezer, two double bedrooms and a updated bathroom with a walk-in shower.

Outside is a private garden with paved patio area leading to the remainder of the garden, which is mainly laid to lawn with flower bed borders. The garden is enclosed by panel fencing.



Flat 3 Hampton Terrace

Location and Directions

Beacon Hill is a charming village nestled within the heart of the Surrey Hills Area of Outstanding Natural Beauty. Known for its breathtaking views and lush woodlands, it offers a serene escape into nature, ideal for those who appreciate outdoor living and the tranquility of the countryside. With its peaceful atmosphere, Hindhead is perfect for leisurely walks, cycling, and hiking, especially with stunning spots like The Devil's Punch Bowl just a stone's throw away. Although it feels like a retreat, the village is well-connected, with nearby towns like Haslemere offering everything from local shops to cosy cafes and historical attractions.

SATNAV: **GU26 6NR** What3Words: [converter.flukes.reclaimed](https://www.what3words.com/converter.flukes.reclaimed)

Ground Rent: £75.00 per annum

Mains: Gas, Electric, Water and Drainage

Waverley Borough Council: Band C (£2,183.15)

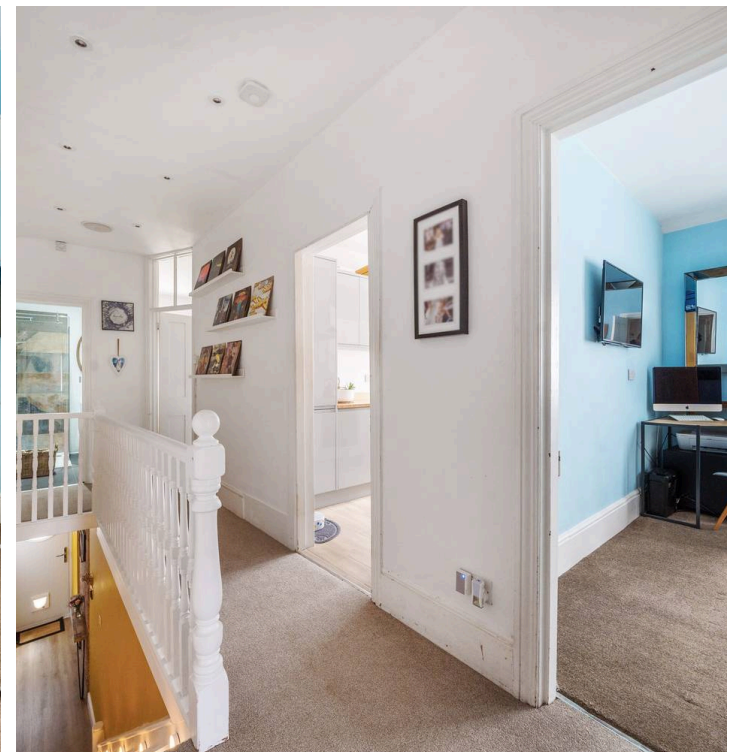
EPC RATING: D

Lease Information:

153 years from 25 December 1988

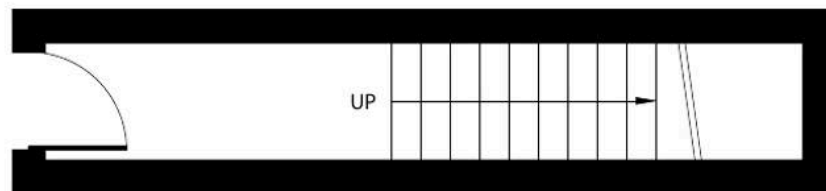
Service Charge: AD HOC basis // We have been advised building insurance and repairs to external parts of the building inc roof are split 50/50 with (3 Hampton Terrace).

Instagram: Follow us @haslemerepropertyclub





FIRST FLOOR



GROUND FLOOR



3 Hampton Terrace, Beacon Hill Road, Hindhead

Approximate Area = 892 sq ft / 82.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025.
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Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.