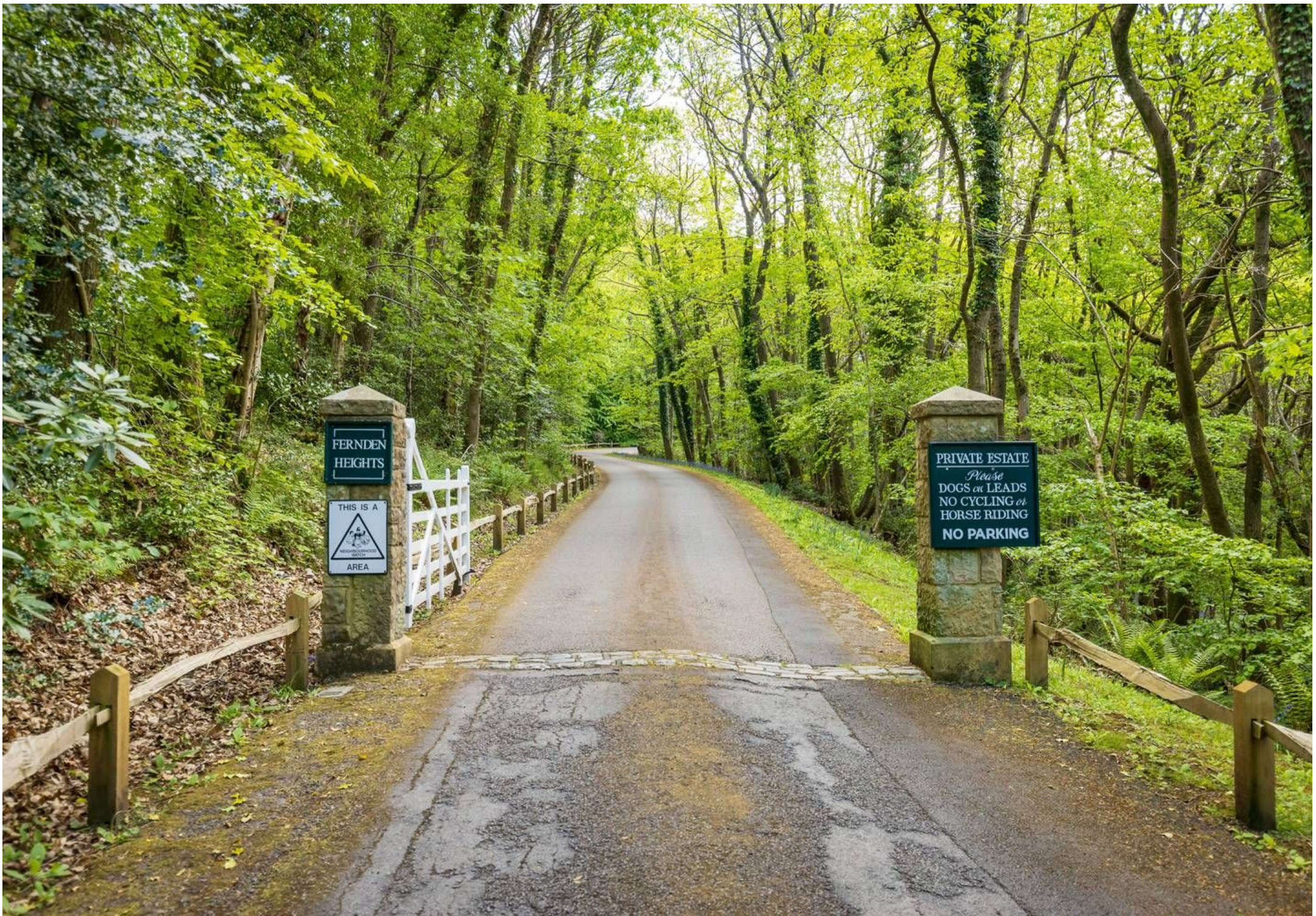




6 Fernden Heights, Haslemere - GU27 3LN

Guide Price £380,000 - Share Of Freehold



FERNDEN
HEIGHTS

THIS IS A
NEIGHBORHOOD
WATCH
AREA

PRIVATE ESTATE
Please
DOGS on LEADS
NO CYCLING or
HORSE RIDING
NO PARKING

A stunning two bedroom duplex penthouse apartment with sensational views overlooking the south downs national park.

- Duplex Penthouse Apartment
- Sensational Views Overlooking the South Downs National Park
- Four Piece Bathroom Suite
- Private Allocated Parking
- EV Chargers
- 14 Acres of Glorious Communal Grounds
- Wonderful Parkland Setting
- Juliet Balcony to the Primary Bedroom
- Bright and Light Accommodation Throughout
- South Facing Sitting Room with Double Doors & Far Reaching Treeline Views

6 Fernden Heights is a luxurious two double bedroom top-floor duplex apartment nestled within a characterful Victorian building that was a former school. Set in extensive grounds with stunning views over the surrounding countryside. The property has been lovingly looked after by the current owner with the main features being the impressive views and the bright spacious accommodation throughout set over two floors.

The lower level boasts a grand living room with double doors that unveil breath-taking views of the South Downs National Park, flooding the space with natural light. There is also an adjacent kitchen to the sitting room. The primary bedroom features double doors leading to a Juliette balcony and ample built-in storage. A luxurious four-piece family bathroom with a walk-in shower and separate bath. Additionally, completing this level is a versatile second reception room, currently serving as a dining area but could easily transition into a second bedroom, with a staircase ascending to a study or walk-in dressing room.

Lease Informaiton:

Share Of Freehold

Lease Length:

999 years from 29 September 1989

previous year service charge has been approximately £3,124 PA

Services

West Sussex Council: Band E

Mains: Gas, Electric, Water and Drainage (as advised by our vendor)

EPC RATING: D

Directions:

SAT NAV: GU27 3LN // What3Words: juices.nearly.confronts

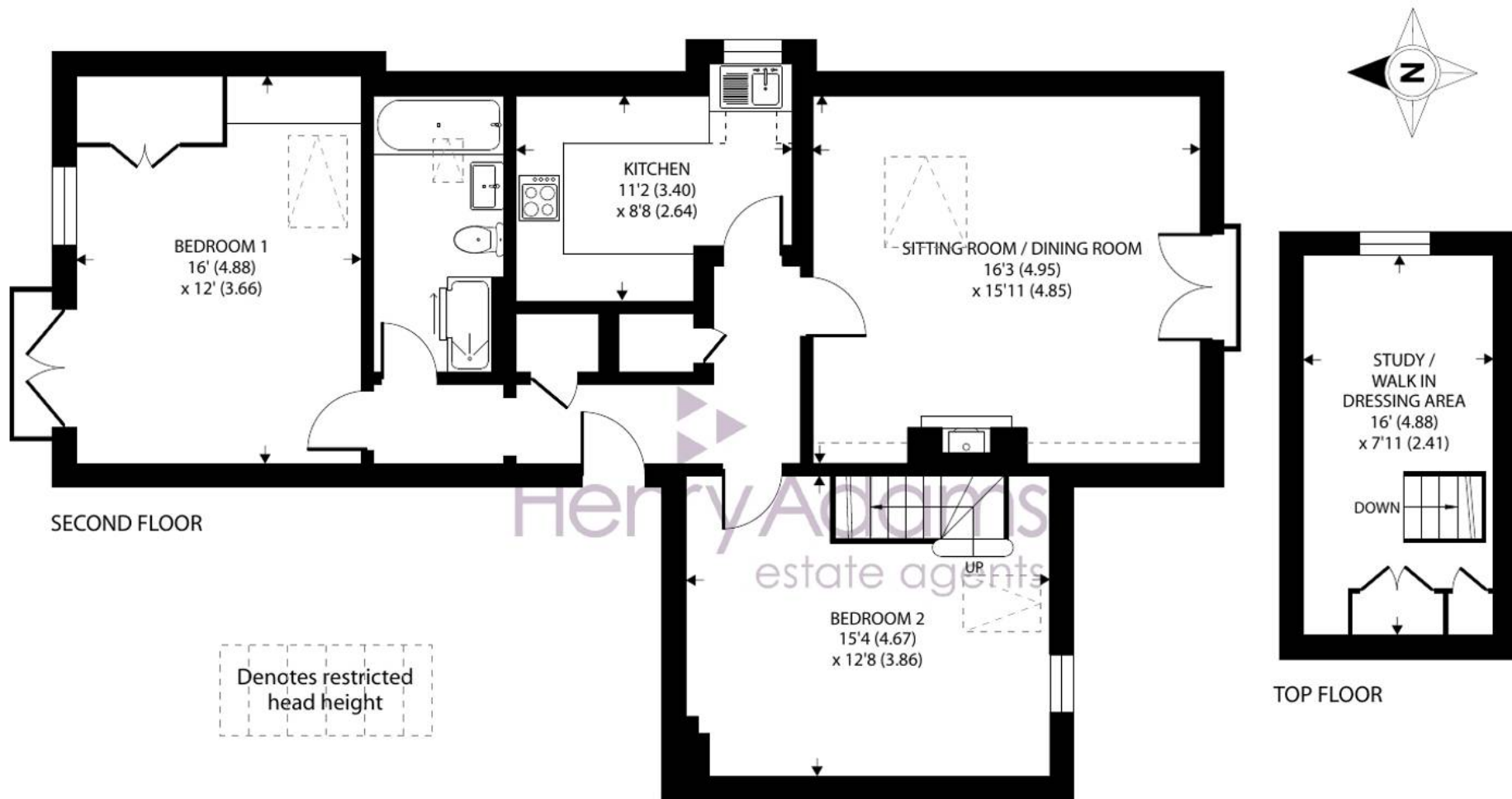
Location:

Set in about 14 acres of communal grounds within an Area of Outstanding Natural Beauty yet approximately 2½ miles from Haslemere mainline station which offers a fast service to London Waterloo in around 49 minutes. This is a delightful semi-rural location close to large areas of National Trust land and Haslemere town centre is just a short drive away with a good range of independent shops and boutiques, restaurants and coffee houses. There are good road links to London and the south coast and excellent leisure facilities locally including popular golf courses at Liphook and Hindhead.

Instagram: Follow us @haslemerepropertyclub







6 Fernden Heights, Haslemere

Approximate Area = 1047 sq ft / 97.3 sq m

Limited Use Area(s) = 21 sq ft / 2 sq m

Total = 1068 sq ft / 99.2 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 Henry Adams. REF: 1119529



Henry Adams - Haslemere

Henry Adams LLP, Georgian Court, High Street, Haslemere - GU27 2LA

01428 644002 • haslemere@henryadams.co.uk • www.henryadams.co.uk/

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