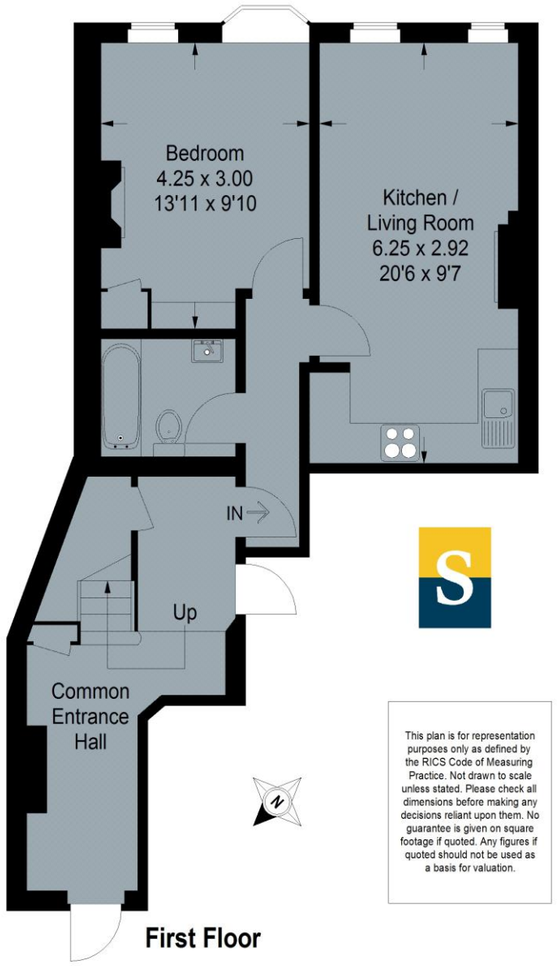
Seymours



Approximate Gross Internal Area Flat A = 39.5 sq m / 425 sq ft
(Excluding Common Area)



This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.

3A West Street, Haslemere, GU27 2AB

£200,000 Leasehold 125 years - 115 years 8 months remaining

A charming and characterful one-bedroom first-floor apartment, ideally positioned in the heart of Haslemere town centre. Offering approximately 425 sq ft of well-presented accommodation, this appealing home combines exposed timber beams, feature fireplaces and sash-style windows with a contemporary open-plan kitchen/living room, spacious double bedroom and modern bathroom. Perfectly placed for shops, cafés and the mainline station, making it an ideal first-time purchase, investment or convenient town-centre retreat.

Bedrooms	Bathrooms	EPC Rating	Sq Ft	Station	Council Tax	Service Charge	Ground Rent
1	1	C	425	0.5 miles	Band	£1,000 p/a	£150 p/a





Lease Length - Leasehold 125 years - 115 years 8 months remaining

Services - The property has mains water, electricity, gas fired central heating to radiators and mains drainage.

Rental Potential - Following advice from our Letting Department we understand the property could potentially rent out for £995 PCM.

Fixtures & Fittings - We have not carried out a detailed survey, nor tested the appliances, mechanical or electrical fittings.

Viewing - Strictly by appointment through Seymours Estate Agents, 35A High Street, Haslemere, Surrey, GU27 2JY.

Seymours

Your property partner for life

Set within an attractive period building in the very heart of Haslemere, this charming one-bedroom apartment effortlessly combines character features with contemporary comforts. With exposed timber beams, feature fireplaces and a thoughtfully arranged interior, the property offers an appealing opportunity to enjoy town-centre living in a home full of personality.

Accessed via a communal entrance hall and staircase, the apartment opens into a private hallway with attractive wood-effect flooring, leading through to the principal accommodation.

The open-plan kitchen/living room is a particular highlight, extending to approximately 20ft and offering a versatile space for relaxing, dining and entertaining. Exposed timber beams stretch across the ceiling, complemented by a striking cast-iron feature fireplace, while sash-style windows provide plenty of natural light. A raised ceiling section adds further character and a wonderful sense of space.

The contemporary kitchen is neatly arranged to one end, featuring stylish Shaker-style cabinetry, contrasting dark worktops, integrated cooking appliances and attractive wood-effect flooring. Its open-plan arrangement creates a practical and sociable living environment whilst retaining the charm of the original building.

The double bedroom is equally appealing, measuring approximately 13ft 11in and enjoying an abundance of period character. Exposed ceiling beams, a decorative cast-iron fireplace and sash-style windows, including an attractive bay-style window, create a bright and inviting retreat. The room also provides space for freestanding furniture and a dressing or study area.

Completing the accommodation is a modern bathroom, finished with contemporary grey tiling and featuring a bath with overhead shower and glazed screen, wash basin, WC and chrome heated towel rail. Exposed timber beams provide a further nod to the building's heritage.



Occupying a superb central position, the apartment is perfectly placed to enjoy everything Haslemere has to offer. The historic High Street boasts an excellent selection of independent boutiques, cafés, restaurants and everyday amenities, whilst Haslemere's mainline station, just 0.5 miles away, provides regular services to London Waterloo and Portsmouth.

Surrounded by beautiful National Trust countryside and within easy reach of the South Downs National Park, Haslemere offers an enviable combination of vibrant town-centre living and outstanding countryside on the doorstep.









