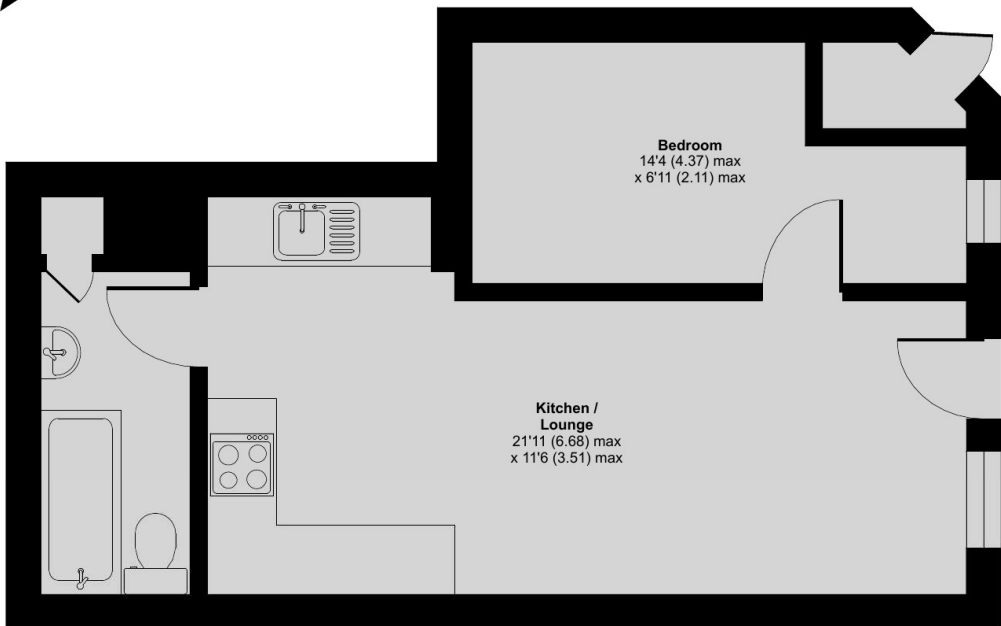


Kings Road, Haslemere, Surrey, GU27

Approximate Area = 371 sq ft / 34.5 sq m
For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2022. Produced for Seymours Estate Agents. REF: 985352



7, Kings Road, Haslemere, GU27 2QA

£155,000 Leasehold

A one-bedroom ground floor apartment with private access, conveniently situated in central Haslemere, within a stone's throw of Haslemere Train Station. EPC rating C.

Bedrooms	Bathrooms	EPC Rating	Sq Ft	Station	Council Tax	Service Charge	Ground Rent
1	1	C	371sw/ft	0.1mi	Band B	£300pa	£50pa

Lease Length – 132 years

Services - The property has mains water, electricity, electric storage heating and mains drainage.

Rental Potential - Following advice from our Letting Department we understand the property could potentially rent out for £900 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

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This attractive tile hung period conversion boasts high ceilings and stunning period features and is well presented throughout.

The front entrance opens directly to a well appointed living room which leads to a modern kitchen with well appointed stylish metro tiled walling and wall mounted units and built in appliances including a dishwasher, washing machine, oven, hob & extractor fan. The bathroom is fitted with high quality ceramic ware and chrome fittings along with a shower over the bath. To complete the accomodation there is a double bedroom with sung nook study and on the exterior a convenient storage unit.

This property is within easy walking distance to both Haslemere High Street & Wey Hill. Haslemere is a beautiful historic town with a fascinating heritage and a wide range of high street and boutique shops, supermarkets, restaurants and leisure/spa facilities. The A3 is easily accessible and provides links to the M25 to Heathrow and Gatwick airports as well as the south coast. Haslemere main line station is a very short walk away and offers a frequent service to London Waterloo and the south coast (51 minutes to London Waterloo). Haslemere lies between the South Downs & the Surrey Hills, a designated Area of Outstanding Natural Beauty. Bramshott Common, The Devil’s Punch Bowl and Black Down National Park are within easy reach and provide excellent walking and some of the best views in the South Downs National Park. There is a gastro pub within easy walking distance, a leisure centre within 0.6 miles, a park within 800ft, a local hall/cinema/theatre and a museum.

