



27 Barnett Lane
Lightwater, Surrey, GU18 5LE
£160,000 Guide Price

Property details

-  0 bedrooms
-  1 baths
-  EPC Rating E
-  378 sq. ft

A bright and well-presented studio home offering approximately 335 sq. ft. of accommodation, conveniently positioned within Lightwater and providing a practical layout arranged over two levels. An ideal opportunity for a first-time buyer, downsizer or investment purchaser looking for a well-positioned and neatly presented home in the heart of Lightwater.

The property is approached via its own front door, opening into an entrance hallway with stairs rising to the main accommodation. A modern bathroom is positioned on the ground floor and is finished with contemporary white tiling, comprising a bath with a shower over, a wash hand basin, a WC and a heated towel rail.

The first floor opens into an impressively proportioned studio room measuring approximately 12'10" x 14'5". Multiple windows provide plenty of natural light, while the generous proportions allow clearly defined areas for sleeping, relaxing, dining or working from home. The neutral décor and light carpeting create a bright, clean feel throughout, with useful built-in storage helping to maximise the available space.

Adjoining the main room is a separate kitchen, fitted with a range of modern white units complemented by wood-effect work surfaces.

There is an integrated oven and hob with extractor above, sink positioned beneath the window and space for further appliances.

The split-level arrangement is a particularly appealing feature, separating the entrance and bathroom from the principal living accommodation and giving the property a greater sense of space and privacy than many traditional studio apartments. Outside is private parking.

Barnett Lane is conveniently situated for the centre of Lightwater, with the village offering a range of everyday amenities including shops, cafés and local services. The area is also well placed for access to Lightwater Country Park and the surrounding countryside, while excellent road connections via the M3 provide convenient links towards London, Guildford and the wider Surrey area.

Council tax band: B
Local authority: Surrey Heath
Tenure: Leasehold

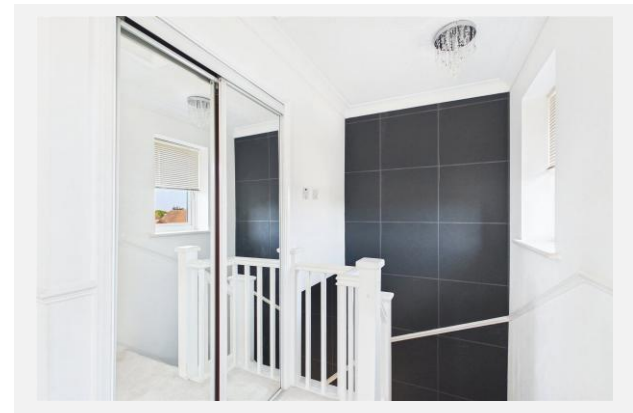
Viewings

By appointment only
[01276535451](tel:01276535451) / sales@seymours-lightwater.co.uk

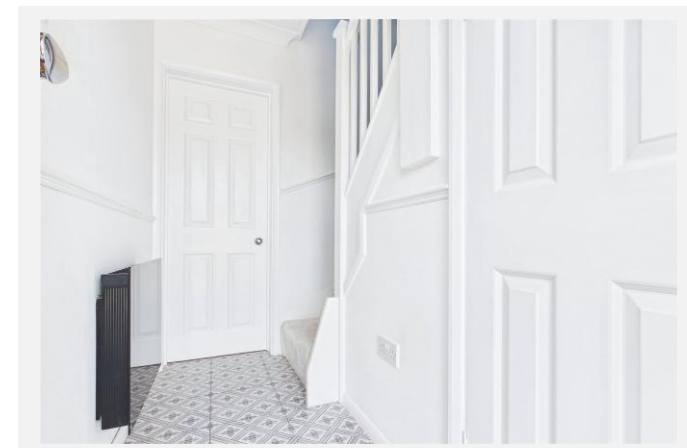


Private parking

Split level arrangement



Floorplan



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