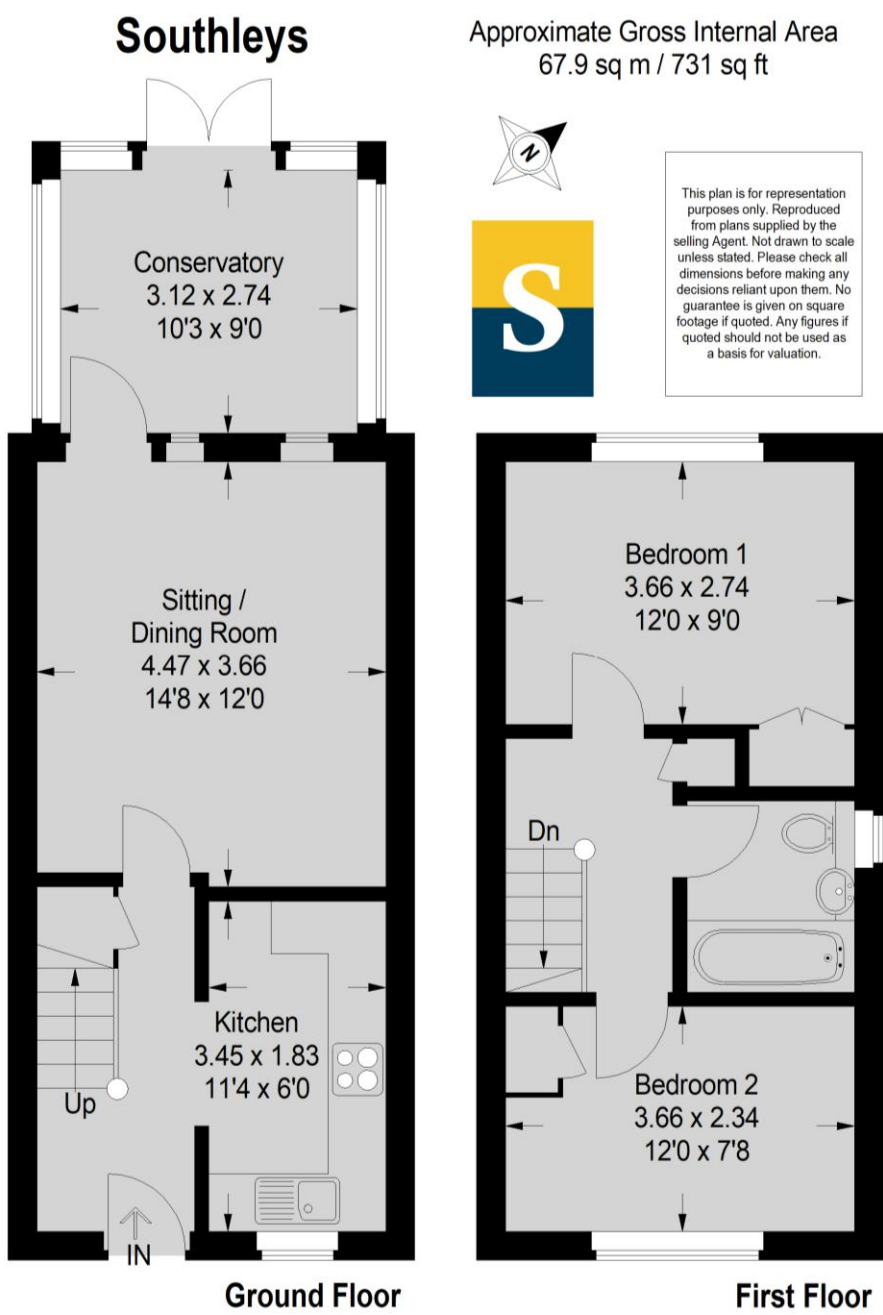




10 Southleys, Fernhurst, GU27 3LD

£292,000 – 80% Shared Ownership

Located within a quiet cul-de-sac in Fernhurst village, this end-of-terrace house boasts a contemporary aesthetic and is part of an 80% Shared Ownership scheme. Positioned just a stone's throw away from the village centre and the breathtaking South Downs National Park, offering a tranquil lifestyle.



Bedrooms	Bathrooms	EPC Rating	Sq Ft	Station	Council Tax	Service Charge	Ground Rent
2	1	C	731	3.9	Band C	N/A	N/A

Lease Length – 116 years 6 months

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 £1,450 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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Upon entering, you're greeted by a welcoming hallway with warm wood-effect flooring, enhanced by a deep under-stairs cupboard for additional storage needs. Positioned to the front of the house, the kitchen is fitted with a smart range of cream gloss cabinetry, including integral single dishwasher, complemented by timber-effect worktops and white metro-style tiling. There is a built-in oven and gas hob, space for further appliances and a window bringing in plenty of natural light.

From the hallway, the accommodation flows through to the spacious 14'8" sitting/dining room, bathed in natural light. This inviting space provides ample room for relaxation and entertainment, complemented by a timber-framed door that opens onto a stunning conservatory, ideal for dining or unwinding.

The living room opens directly into the impressive conservatory, measuring over 10ft in width. This light-filled addition makes a fantastic second reception or dedicated dining space. Wood-effect flooring provides a practical finish, while glazed double doors open straight onto the patio and garden, creating an easy flow between the house and outside.

Upstairs, two well-appointed double bedrooms, each with fitted wardrobes, offer flexibility and comfort. The family bathroom, adorned in tasteful tiles, boasts a full-size bath with an overhead shower and contemporary fixtures.



Outside, the property exudes curb appeal with lush green lawn framing the pathway leading to the entrance. Two parking spaces ensure convenience, while the rear garden provides a delightful retreat with a stone-paved patio, a well-maintained lawn bordered by mature shrubs and a gravelled seating area.

With its proximity to Fernhurst village amenities and Haslemere mainline station, this home presents an enticing opportunity for those seeking modern living in a charming countryside setting.

Southleys combines practical accommodation with excellent everyday living space, making it an appealing choice for first-time buyers, downsizers or those seeking a well-connected home. With its proximity to Fernhurst village amenities and transport links, this home presents an enticing opportunity. The wider Haslemere area offers an excellent selection of shops, cafés, restaurants and beautiful surrounding countryside, together with a mainline station just 3.9 miles away providing regular services towards London Waterloo.

Maximum share for sale: 80%
Rent: £99.17 p/m
Service charge: £14.24

