



FLAT 1, KINGSWOOD

GRAYSHOTT • HINDHEAD

Flat 1 Kingswood, Crossways Road, Grayshott, GU26 6EL

Beautifully presented ground floor two bedroom apartment offering significantly larger living accommodation than average. Small development of only 6 within generous level surrounding communal gardens. Garage plus residents and visitor parking. Leasehold plus a share of the freehold.

Handsome purpose built two storey building, with an attractive and spacious approach to the building. A secure entry system allows entry into a welcoming communal entrance hall and Flat 1 is the first apartment on the right. A private front door opens into the reception hall with coats cupboard and airing cupboard.

The bedroom and reception space have clearly defined areas. The sitting/dining room is an incredible generous L-shaped room, with a bay window to the sitting area and westerly facing patio doors to the dining area. The patio doors open onto a private patio area which has been recently re-laid, and is now flanked by a well stocked flower bed, beyond this the communal gardens open up. A wide opening from the dining room leads to the kitchen, this has also been recently updated with an excellent range of drawers and cupboards (which are full height to the ceiling) plus integrated double oven (featuring slide and hide door) and hob. There is space and plumbing for a washing machine, dishwasher and fridge/freezer.

There are two double bedrooms, both west facing with views over the communal gardens and built in wardrobes. The master bedroom additionally benefits from an en suite shower room. The accommodation is completed by a modern cloakroom.

Well-tended landscaped level gardens, surrounding all sides, but predominantly south facing with lawns, mature shrubs and trees.

Wide driveway leading to residents/visitor parking and to a block of garages.

Balance of a 999 year lease, plus a share of the freehold. Service charge approx. £3,600 per annum.

On the fringe of Grayshott and Hindhead villages, convenient for access to the A3 (London and the South Coast) whilst benefiting from Grayshott village amenities.



KEY INFORMATION

Ground floor 2 bedroom apartment
Private patio area
Large level communal gardens
Garage and parking space
Long lease and a share of the freehold

ABERDEEN HOUSE, HEADLEY ROAD, GRAYSHOTT, GU26 6LD

01428 771155

sales@seymours-grayshott.co.uk



LOCATION

Situated on the cusp of Hindhead and Grayshott, enjoying the best of both villages. Grayshott offers a wealth of individual shops and services which include a Post Office, several different restaurants, cafes and takeaways, two small supermarkets, traditional butcher, greengrocer, ironmonger, chemist, doctors, dentists, opticians, hair salons, and boutiques. A sports field with pavilion and tennis club. The village school incorporates both infants and juniors, whilst there are a large number of private schools. Bohunt Secondary School has received national recognition and numerous awards. Hindhead has a smaller selection of shops, including a post office and fuel station forecourt, but is situated within a wealth of Nation Trust heath and woodland including The Devils Punchbowl, The Golden Valley and Hindhead Common. The larger towns of Haslemere, Guildford and Farnham offering high street shopping and main line rail connections to London. Access to the A3 is easy offering motorway style connections to London, the South coast and both principal Airports. Close by, there are several Golf Courses, including Hindhead Golf Course which was founded in 1904 by Sir Arthur Conan Doyle. Further sporting facilities include racing at Goodwood and Fontwell, polo at Cowdray Park and sailing on Frensham Ponds and off the south coast at Chichester Harbour.

Tenure: Leasehold

EPC Rating: C

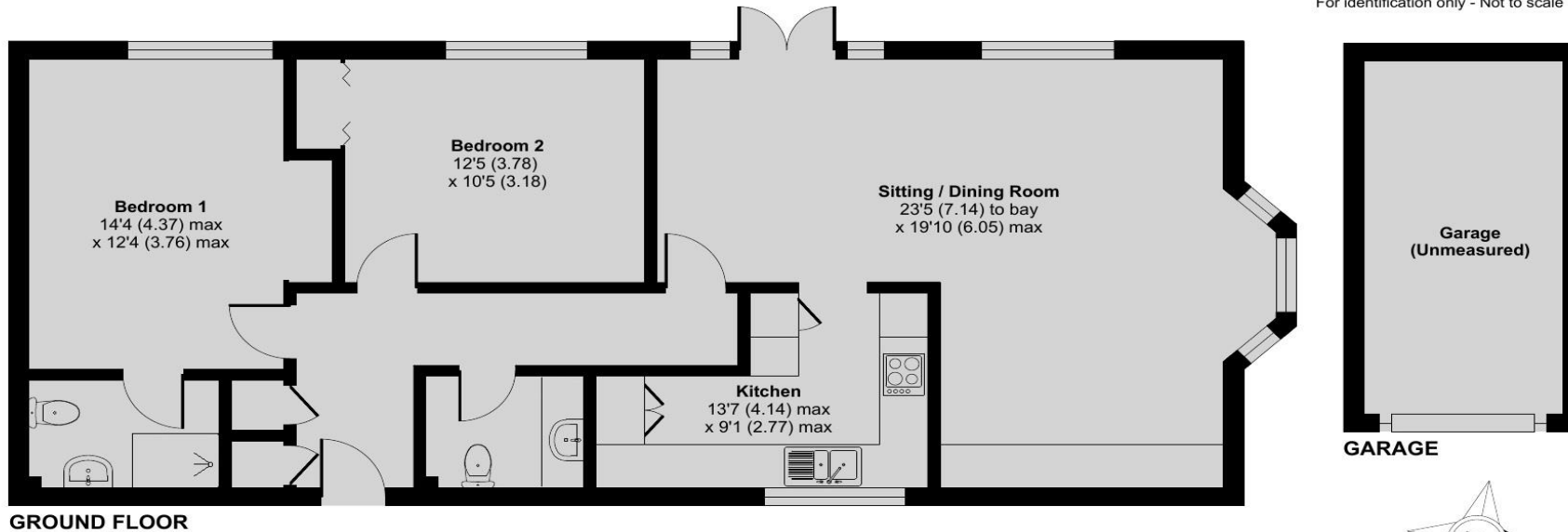
Council Tax Band: E (Correct at time of publication and is subject to change following a council revaluation after a sale)

Services: The property has mains water, electricity, gas fired central heating to radiators. Private drainage. **Broadband and Mobile services:** Visit checker.ofcom.gov.uk

Crossways Road, Hindhead, GU26

Approximate Area = 988 sq ft / 91.7 sq m (exclude garage)

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 Seymours Estate Agents. REF: 1161304



Aberdeen House, Headley Road, Grayshott, GU26 6LD
01428 771155 sales@seymours-grayshott.co.uk www.seymours-estates.co.uk

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