

9 EXCHANGE HOUSE

HINDHEAD • SURREY

9 EXCHANGE HOUSE, HINDHEAD ROAD, HINDHEAD, SURREY, GU26 6AA

Beautifully presented one bedroom ground floor apartment within a building converted from the historically prominent old Hindhead Telegraph Office and Exchange Building. Walking distance of National Trust land. Leasehold plus a share of the freehold.

Converted in 2015, this ground floor apartment enjoys high ceilings and a spacious feeling.

A communal entrance door leads to a hallway servicing just two flats. From here a private front door opens into a large L-shaped reception space, with the lounge area open plan to the kitchen at the far end. There is hard flooring throughout and two large windows providing plenty of natural light. The kitchen is modern and fitted with a range of stylish white drawers and cupboards with integrated oven and hob, plus space and plumbing for a dishwasher and washing machine.

Tucked away behind the lounge Is a good sized double bedroom with door into a contemporary en suite bathroom with tiled flooring and part tiled walls. The white bathroom suite includes a shower over the bath and is complemented by a chrome heated towel rail.

The apartment enjoys a central Hindhead position, walking distance of The Devils Punchbowl (National Trust), several café's and a small parade of shops. There is easy access to the A3, and it is only a short trip down the hill to Haslemere for mainline rail services.

Parking can be found in a car park nearby.

The apartment benefits from the balance of a 125 year lease, with approx 115 years remaining, in addition to a share of the freehold.
No ground rent.
Service charge is approx £1,020 per annum.



KEY INFORMATION

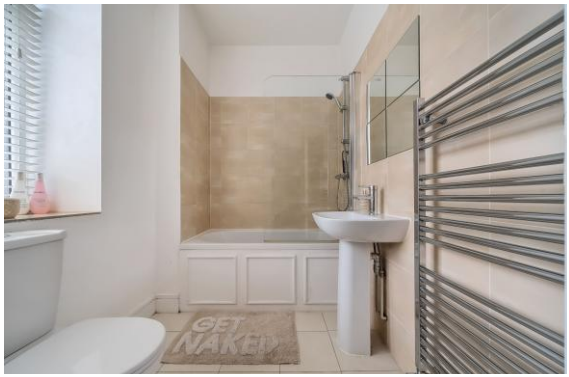
Ground Floor
Approx 115 years left on lease
Benefit of a share of the freehold
Well positioned for The Devils Punchbowl
Walking distance of several cafes, and
The Devils Punchbowl Hotel with bar and restaurant

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LOCATION

Enjoying a central position in the heart of Hindhead, walking distance of two cafe's, The Devils Punchbowl Hotel, bar and restaurant, a small parade of shops, Hindhead Commons and the National Trust's Devil's Punchbowl. Hindhead is a small historic village, with a cluster of shops and cafe's, situated between the larger towns of Farnham and Haslemere, both of which offer good high street shopping and main line rail connections to London. Access to the A3 is easy, with motorway style connections to London, the South Coast and both principal airports.

Hindhead benefits from many acres of protected countryside; The Devil's Punchbowl (being one) is a designated area of outstanding natural beauty. A selection of shops and services, including the local primary school can be found in Beacon Hill, Grayshott or Weyhill. Additionally there are a large number of private schools and preschools. Close by, there are several Golf Courses, including Hindhead Golf Course which was founded in 1904 by Sir Arthur Conan Doyle. Other sporting facilities include racing at Goodwood, polo at Cowdray Park, and sailing on Frensham Pond. The centre of Guildford is 15 miles away, with an excellent range of leisure, sports, entertainment and dining facilities as well as Guildford Cathedral.

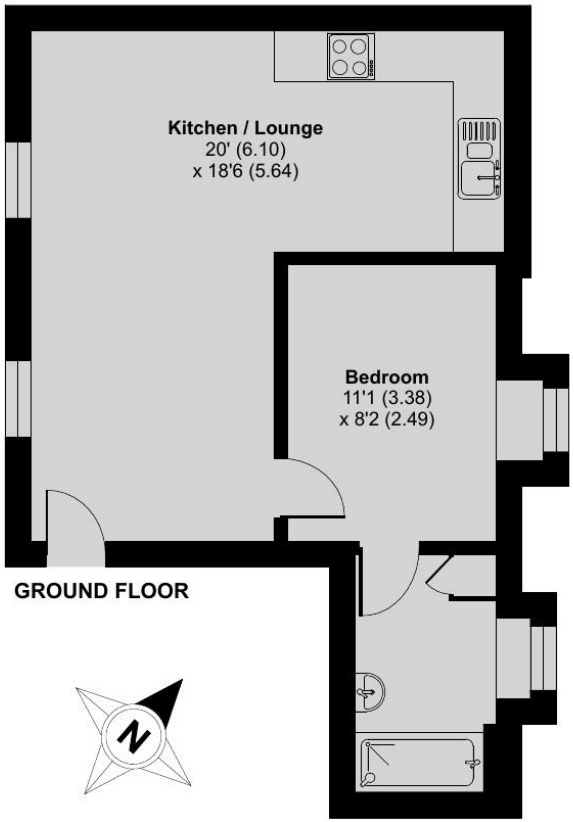
Tenure: Leasehold **EPC Rating:** C **Council Tax Band:** B (Correct at time of publication and is subject to change following a council revaluation after a sale)

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

Hindhead Road, Hindhead, Surrey, GU26

Approximate Area = 430 sq ft / 40 sq m

For identification only - Not to scale









Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Seymours Estate Agents. REF: 1250951

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