



Effingham

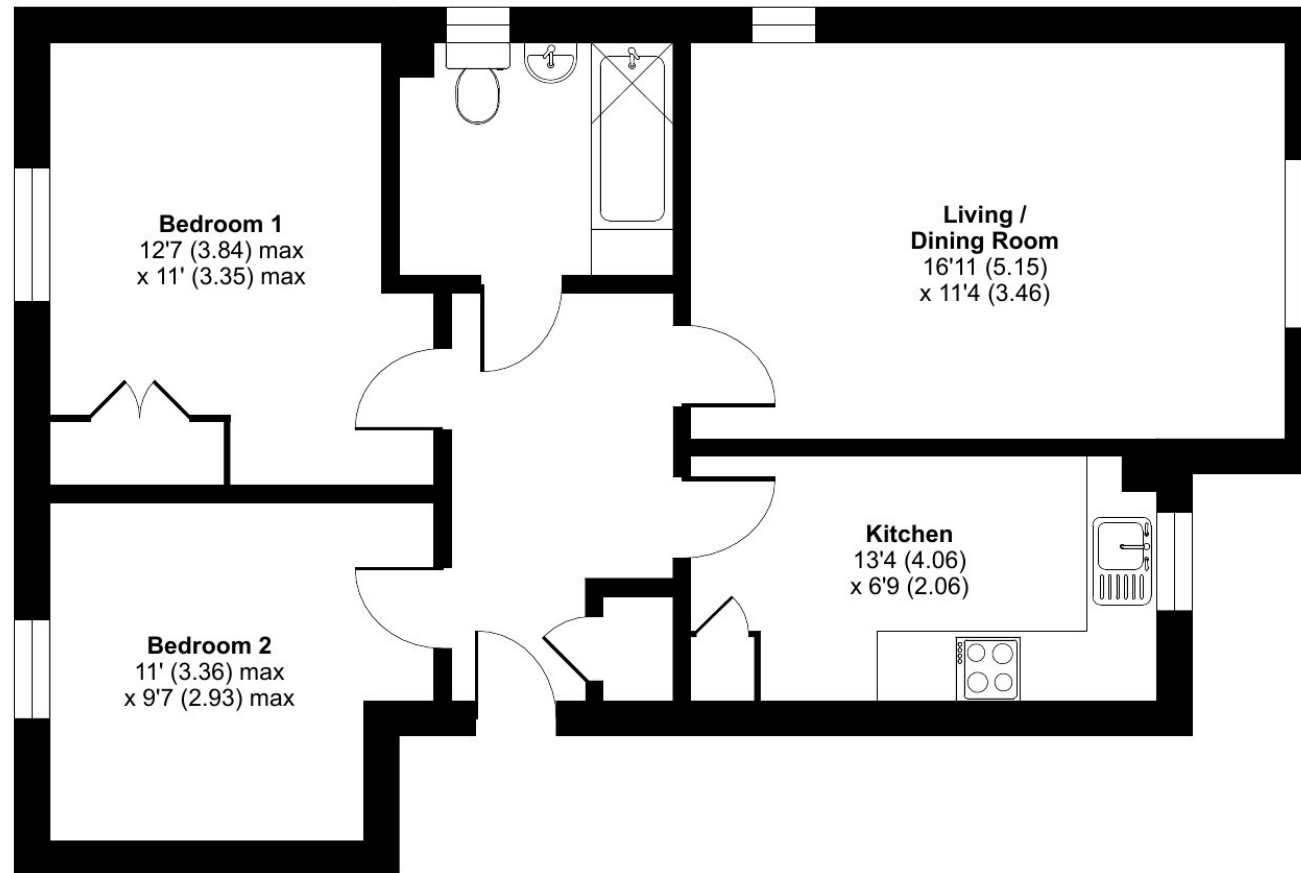
£172,250 65% Shared Ownership



Champion Down, Effingham KT24

Approximate Area = 673 sq ft / 62.5 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Seymours Estate Agents. REF: 1257551





Disabled Access Ground Floor Flat with Internal Non Self-Closing Doors • Hoist Switches • Knee Height Sockets
Two Bedrooms • Double Aspect Sitting/Dining Room • Allocated Parking Space • Telephone Entry System



A generously proportioned ground floor flat in the historic village of Effingham. Benefitting from disabled accessibility features that include wider door openings and knee height sockets. This property also has an allocated parking space.

The main door of the building can be approached by either a set of steps or a slope for ease of access. This property also has a telephone entry system for added security. The front door opens into a generous hallway providing access to all the accommodation and built-in storage. The kitchen is fitted with a good range of base and eye level units and includes a useful wall-mounted folding table. There is space available for large domestic appliances in addition to an integrated oven and hob. The bright sitting/dining room is spacious and boasts double aspect windows. The larger of the two double bedrooms has built in storage, and the bathroom has been fitted with a modern white suite comprising a bath with an overhead shower, hand basin and WC.

This property has an allocated parking space with visitors parking also available at the rear of the building.

Coming into effect from 1 April 2026

Total due to Stonewater £423.50 / Rent being £256.02

The remaining being the service charge / Lease 103yrs

Effingham is a vibrant, semi-rural village, with a small parade of shops including a Butchers, Bakers and a Hardware store. It has excellent access to much of Surrey's beautiful countryside, including Polesden Lacey.



Effingham Junction Train station provides frequent trains to and from London Waterloo in just 45 minutes and Clapham Junction in just 35 minutes. You can also reach Guildford within 17 minutes. There are two public houses, The Plough and The Queen Stage, both are popular with locals for their choice of locally produced drinks as well as lunch and dinner menus.

The area is well served with many highly regarded schools such as St Lawrence, St Theresa's private school for girls, Cranmore private school for boys and the Howard of Effingham which is a state secondary school.

All Mains Services Supplied / EPC Rating C / Council Tax Band C

Viewings:

Strictly by appointment through Seymours Estate Agents

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