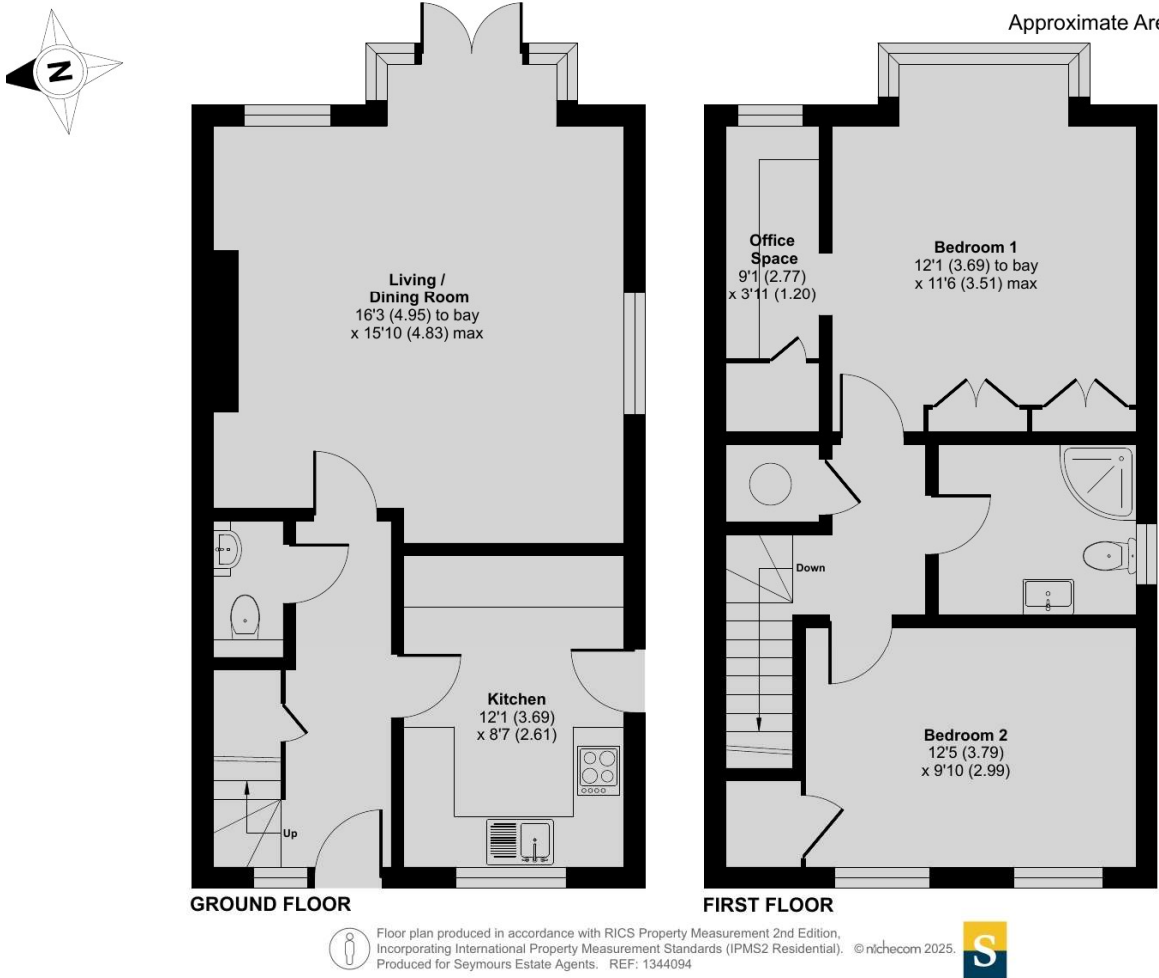


Clock House Court, College Hill, Haslemere, GU27

Approximate Area = 954 sq ft / 88.6 sq m
For identification only - Not to scale



3 Clock House Court, College Hill, Haslemere, Surrey, GU27 2JT

£585,000 Freehold

Tucked away in the highly sought-after Clock House Court, just off College Hill, this attractive two-bedroom home combines a traditional style with well-planned modern living spaces, all within a short walk of Haslemere High Street and mainline station.

Bedrooms	Bathrooms	EPC Rating	Sq Ft	Station	Council Tax	Service Charge	Ground Rent
2	1	D	954	0.5 Miles	Band E	N/A	N/A

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 £1,850 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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The ground floor opens into a welcoming entrance hall with stylish black-and-white tiled flooring and useful under-stairs storage. A modern fitted kitchen sits to the front of the property, featuring sleek cabinetry, ample worktop space, and direct access to the outside. To the rear, the bright and spacious living/dining room spans the width of the house, complete with a feature fireplace and French doors leading out to a private courtyard garden – a wonderful spot for outdoor dining and entertaining.

Upstairs, the property offers two generous double bedrooms, with the principal bedroom benefitting from a bay window overlooking the gardens and fitted storage. A well-designed office space provides the perfect solution for home working, complemented by a neatly arranged family bathroom.

Externally, the property enjoys its own driveway parking and a charming walled courtyard garden, offering both privacy and low maintenance appeal. To the front there are two off street parking spaces.

With its combination of convenience, character style and no onward chain, this home is ideal for those looking to enjoy Haslemere's vibrant town centre lifestyle while remaining moments from countryside walks and excellent transport links.

