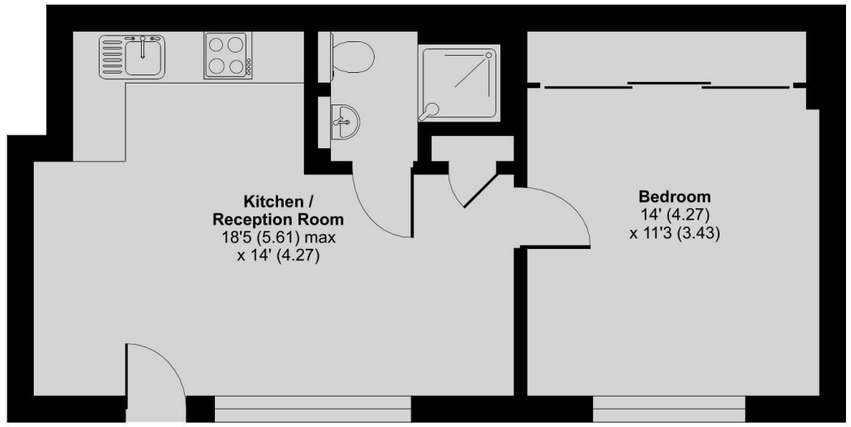
Clay Hill House, Wey Hill, Haslemere, GU27

Approximate Area = 412 sq ft / 38.3 sq m

For identification only - Not to scale



GROUND FLOOR

RICS Certified Property Measurer

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: 1095263

Seymours



Flat 2A, Clay Hill House, Wey Hill, Haslemere, GU27 1DA

£175,000 Leasehold 181 years 9 months

Offered for sale with no onward chain, an early viewing of this well presented one bedroom ground floor maisonette is highly recommended. Key features of the west facing accommodation includes a great open plan kitchen/dining/living room, modern shower room and large double bedroom with built in wardrobes. With parking and in a prime location within 0.3 miles of the mainline station and 0.75 miles to Haslemere town centre make this ideal for First Time or investment buyers, or those looking to be in a central Clay / Wey Hill location.





Bedrooms	Bathrooms	EPC Rating	Sq Ft	Station	Council Tax	Service Charge	Ground Rent
1	1	C	412sq/ft	0.4mi	Band B	Currently £799 per annum	Currently £40 per annum

Lease Length – Approx. 182 years

Services - The property has mains water, electricity, electric central heating to radiators and mains drainage.

Rental Potential - Following advice from our Letting Department we understand the property could potentially rent out for £1100 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.

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Boasting its own private entrance, this spacious home enjoys the benefits of maisonette living while still being part of a well maintained residential setting. The property is in excellent condition throughout, offering a bright and welcoming kitchen/living space, a well-proportioned double bedroom with built in wardrobes, and a functional bathroom.

Further benefits include ample residents' parking, making it ideal for both first-time buyers and investors alike. Located within easy reach of Haslemere town centre, mainline station, and local amenities, this is a fantastic opportunity to secure a home in a peaceful yet well-connected area.

Please note that the furnished images have been digitally staged using CGI (Computer-Generated Imagery) and are for illustrative purposes only. The images are intended to provide an indication of how the property may look when furnished and may not accurately reflect the current appearance, fixtures, fittings, or dimensions of the property





