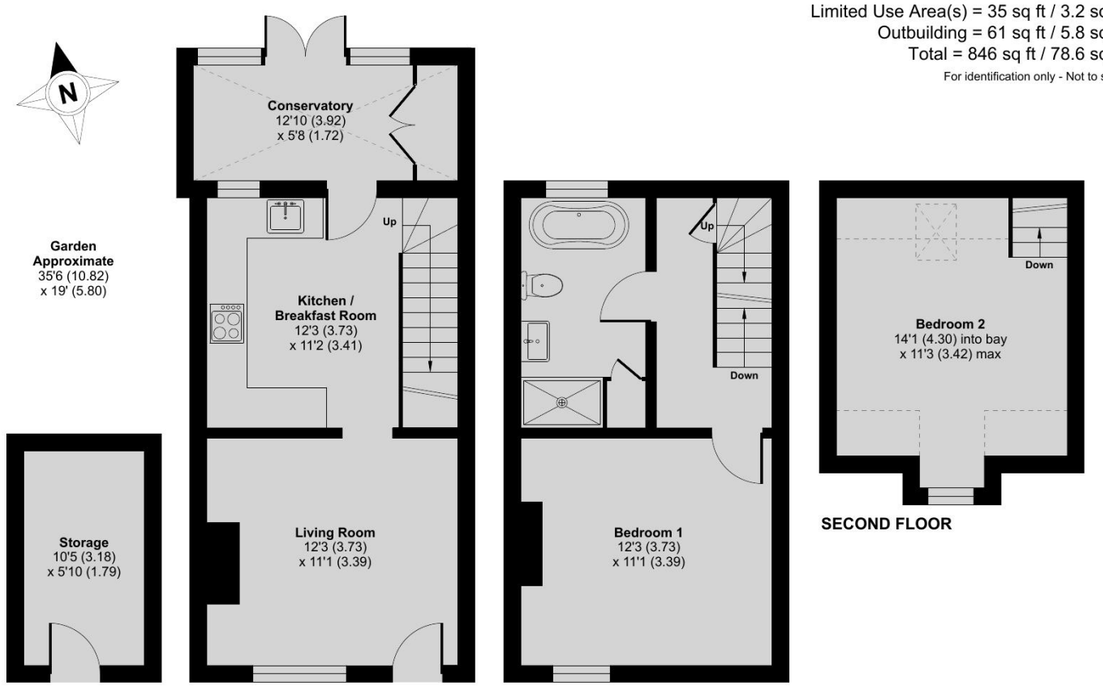
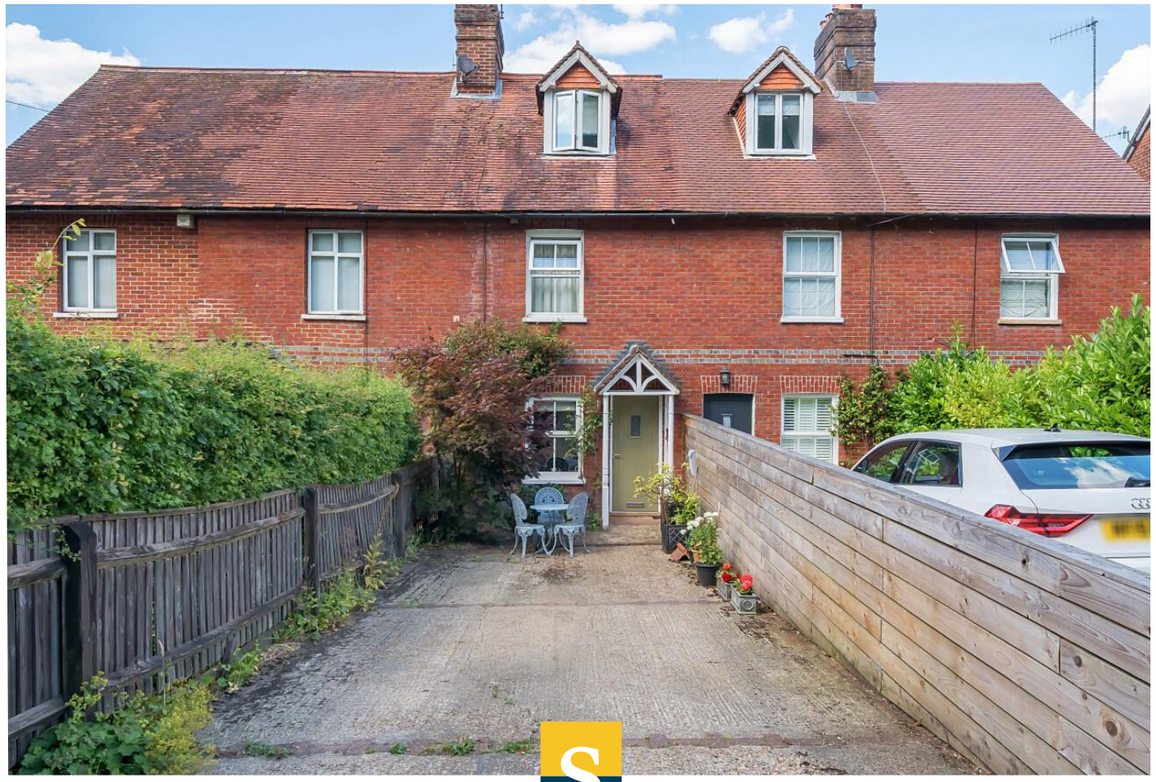
Seymours

Camelsdale Road, Haslemere, West Sussex, GU27

Approximate Area = 750 sq ft / 69.6 sq m
Limited Use Area(s) = 35 sq ft / 3.2 sq m
Outbuilding = 61 sq ft / 5.8 sq m
Total = 846 sq ft / 78.6 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: 1325007



44 Camelsdale Road, Haslemere, West Sussex, GU27 3SQ

£400,000 Freehold

An attractive and beautifully presented red brick Victorian home offering deceptively spacious accommodation arranged over three floors, two generous double bedrooms, a superb first floor bath/shower room and the rare advantage of a private driveway providing parking for three cars. Conveniently situated approximately 1 mile from Haslemere mainline station, this charming period property represents excellent value for money and is strongly recommended for an internal viewing.

Bedrooms	Bathrooms	EPC Rating	Sq Ft	Station	Council Tax	Service Charge	Ground Rent
2	1	E	846	0.9 Miles	Band C	N/A	N/A

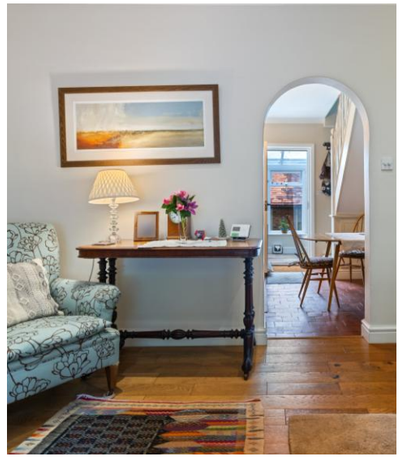
Services - The property has mains water, electricity, gas fired central heating to radiators and mains drainage.

Rental Potential - Following advice from our Letting Department we understand the property could potentially rent out for £1,600 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

Your property partner for life

Behind its attractive Victorian façade, 44 Camelsdale Road offers considerably more accommodation than its traditional cottage appearance might suggest. Arranged over three floors, the property successfully combines the charm and character of a period home with the comfort and practicality of modern living. Beautifully presented throughout, it is a home that really does deserve to be appreciated from the inside.

The ground floor opens into a welcoming sitting room featuring attractive wood flooring and a character fireplace, creating a comfortable and inviting space in which to relax. Beyond is a well proportioned kitchen/dining room, thoughtfully fitted with shaker style cabinetry and solid wood worktops, providing an appealing combination of traditional styling and everyday practicality.

Through the kitchen, a delightful conservatory provides additional living space and enjoys views across the garden. With direct access to outside, it offers an ideal setting for dining, entertaining or simply relaxing whilst enjoying the garden surroundings.

The accommodation continues to impress on the upper floors, with two genuinely generous double bedrooms arranged over separate levels. The first floor features a particularly attractive double bedroom alongside a beautifully appointed bathroom, complete with a freestanding roll-top bath and, importantly, a separate shower enclosure. This is a particularly desirable feature in a Victorian property of this style and price range.

Occupying the entire second floor, the second double bedroom is another great feature of the house. With its vaulted ceiling, dormer window and useful eaves storage, it provides a characterful and versatile space.

Outside, the landscaped rear garden is thoughtfully arranged with mature planting and a selection of seating areas, creating an attractive setting for outdoor dining and entertaining. A brick-built outbuilding provides valuable additional storage and offers excellent potential for use as a workshop, hobby space or home office if upgraded.

Another particularly noteworthy feature, and one that sets this property apart from many comparable Victorian homes, is the generous private driveway providing off-road parking for up to three cars. This is a significant practical advantage, especially for buyers seeking the charm of a period home without compromising on modern-day convenience.

Camelsdale is a popular and established residential area on the outskirts of Haslemere, enjoying a welcoming village atmosphere and excellent access to the surrounding countryside. The property is conveniently positioned approximately 1 mile from Haslemere mainline railway station, providing regular services to London Waterloo in around 50 minutes, making it an appealing choice for commuters.











