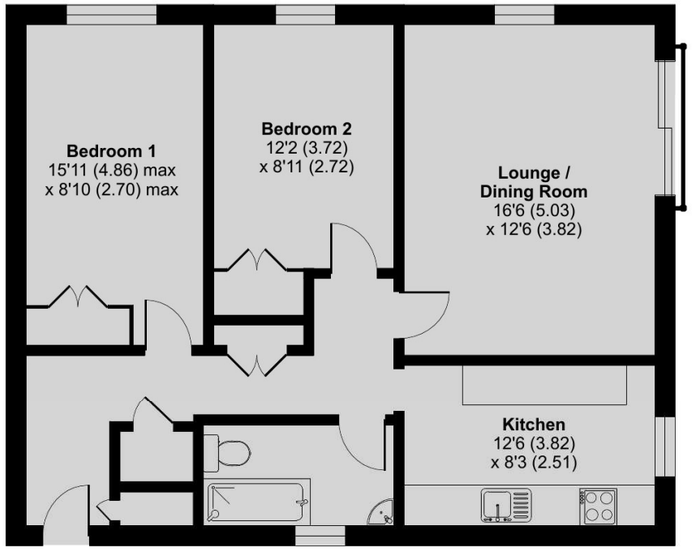
Seymours

Cedar Court, Haslemere, GU27

Approximate Area = 782 sq ft / 72.6 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: 1318155



32 Cedar Court, Haslemere, GU27 2BB

£279,500 Leasehold

Sat in a prime Haslemere town centre location, this two-bedroom top floor apartment provides the perfect opportunity for First Time Buyers and buy to let investors. The apartment has a large reception room, separate fitted kitchen, two double bedrooms and a family bathroom.

Bedrooms	Bathrooms	EPC Rating	Sq Ft	Station	Council Tax	Service Charge	Ground Rent
2	1	C	782	0.2 miles	Band C	£1,860 pa	£15 pa

Lease Length – 942 years remaining

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 £1,250pcm.

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

Walking into this spacious apartment you will find yourself in the entrance hall, which has two cupboards ideal for storing coats and shoes. This apartment was thoughtfully designed to maximise living space. Following the hallway round you will locate the impressively sized sitting room which is incredibly light and bright, with dual aspect and a Juliet balcony. Creating a great first impression, the neutral colour scheme and generous floor space, easily accommodates plenty of seating for sofas and a dining table, with room to spare.

A separate modern kitchen provides sufficient storage and worktop space. Integrated appliances; oven and electric hob, dishwasher and washing machine complete the kitchen. A serving window through to the living room, creates a social space, ideal when hosting friends and family.

The main bedroom is a great size, and with a large window its flooded with light and also benefits from fitted wardrobes. Along the hallway, the second bedroom is a versatile space for either a second bedroom, or work from home space and also benefits from fitted wardrobes. A family bathroom is fitted with a white suite consisting of WC, basin, full-size bath and overhead shower.

Situated on the top floor, the property boasts ample loft storage which has been well insulated to ensure year round efficiency.

The property is set off the road and is approached via a tree lined driveway. There is a large communal car park and the benefit of a single garage with ample overhead storage. There is also a further private and lockable storage room.

Haslemere is a vibrant market town offering a diverse selection of shops, including both well-known retailers and independent boutiques. The town boasts a wide variety of restaurants to suit all tastes, as well as numerous coffee houses. Ideally situated for commuters, Haslemere provides excellent transport links, including fast access to major airports and a mainline station on the Portsmouth to Waterloo line, with London reachable in around 55 minutes.











