



15 BEACON CRESCENT

HINDHEAD • SURREY

15 Beacon Crescent, Hindhead, Surrey, GU26 6UG

Immaculately presented two bedroom apartment. Situated in a highly desirable gated development, retaining the exclusivity and prestige of it's initial launch some 19 years ago. Offered with no onward chain.

- Approached via a sweeping drive and electric gates into landscaped grounds of over 6 acres with fountain, formal gardens and visitor parking to the front
- The gardens as a whole are a real draw, and over the last two decades have matured beautifully. Park like lawns predominate with an African Lodge style seating area adjacent to the BBQ, communal tennis courts, a seven hole pitch and putt golf facility and a croquet lawn in the summer months. The six acres are fringed by The Devils Punchbowl (National Trust) which can be accessed from the grounds via a secure gate offering acres of heath and woodland to be enjoyed.
- Spacious, clean and well cared for communal entrance and stairs, well configured to be wheelchair friendly. Video entry intercom system and lift facility from underground parking to all floors. This apartment benefits from one allocated garage parking space, and access to a bicycle store and lockers
- Situated at the end of a quiet hallway
- The front door opens into a spacious entrance hall with space for occasional furniture in addition to the built in storage cupboards
- Viewed from the moment you enter, at the other end of the entrance hall, are double doors opening into the living room, a large box bay window sitting proudly overlooking the grounds and allowing natural light to flood in. The current owner has a bench seat/sofa under the bay providing both seating and useful storage, an ideal spot for a dining table too. The dual aspect lounge area extends across from here with patio doors opening onto a Juliette balcony, a lovely area in which to relax or entertain
- Spacious kitchen, also benefitting from a double aspect with views over the grounds. Fitted with a good range of drawer and cupboard storage in addition to integrated oven, gas hob, dishwasher, fridge freezer and washer/dryer. Space for a breakfast table if desired
- Generous master bedroom with a bank of built in wardrobes and en suite shower room
- 2nd bedroom, currently set up as a study
- Modern family bathroom with large vanity sink unit and complementary white suite
- Presented in excellent condition, making a versatile home and office, or lock up and leave base for the traveller or rental investment.
- TENURE: Leasehold. Balance of a 999 year lease (approx. 980 years remaining)
- SERVICE CHARGE: Currently £3,634.56 (Block and Estate) per annum payable to Heritage Management Ltd
- GROUND RENT: £500 per annum payable to Estates and Management LTD



KEY INFORMATION

Luxury two bedrooms apartment
Gated development
Secure underground parking
Approx 6 acres of landscaped grounds
Balance of a 999 year lease
Offered with no onward chain

Aberdeen House, Headley Road, Grayshott, GU26 6LD

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LOCATION

Prestigious gated development built by Crest Nicholson in 2006, with extensive grounds which adjoin The Devil's Punchbowl to the rear (there is residents private gated access from the grounds directly onto this), whilst Golden Valley is close by, linking Beacon Hill to Grayshott and Churt. Within walking distance is a small parade of shops at Hindhead, or alternatively Beacon Hill village centre shops. For a wider range of shops and services Grayshott is close by while travel into Haslemere or Farnham town centres is easy. Hindhead is a small historic village, situated between the larger towns of Farnham and Haslemere, both having good high street shopping and main line rail connections to London. Access to the A3 is easy, with motorway style connections to London, the South Coast and both principal airports. Hindhead benefits from many acres of protected countryside, owned by the National Trust, the Devil's Punchbowl (being one) which is a designated area of outstanding natural beauty. A small selection of shops and services, including the local primary school can be found within walking distance in Beacon Hill. Close by, there are several Golf Courses, including Hindhead Golf Course which was founded in 1904 by Sir Arthur Conan Doyle.

Tenure: Leasehold

EPC Rating: C

Council Tax Band: E (Correct at time of publication and is subject to change following a council revaluation after a sale)

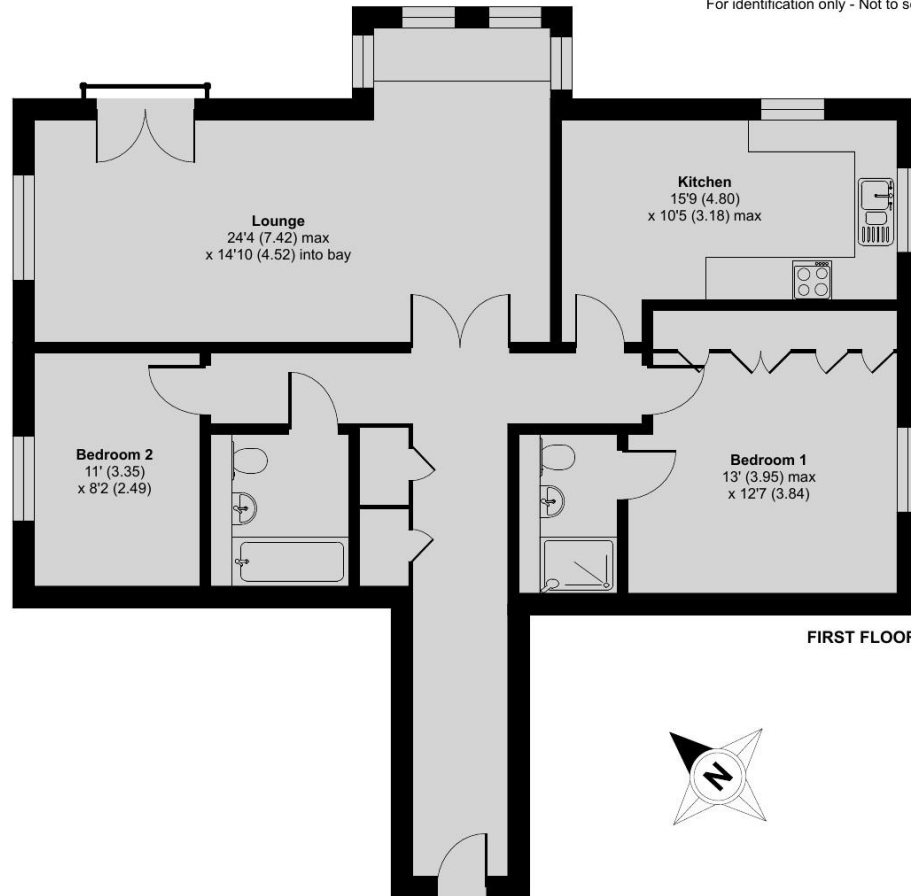
Services: The property has mains water, electricity, gas fired central heating to radiators and mains drainage.

Broadband and Mobile services: Visit checker.ofcom.org.uk

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Approximate Area = 998 sq ft / 92.7 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: 1375630



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