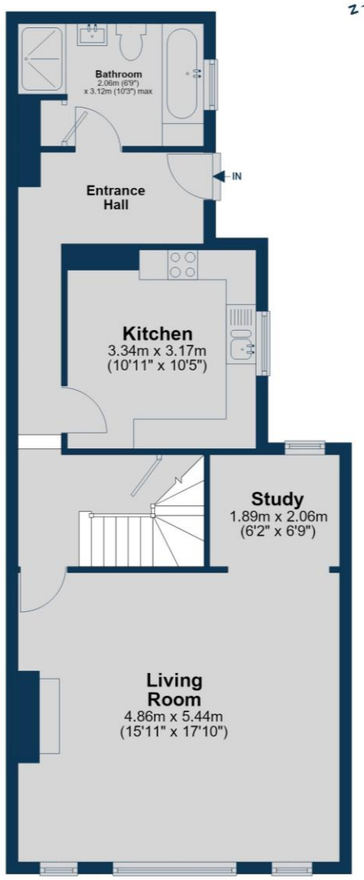
Seymours



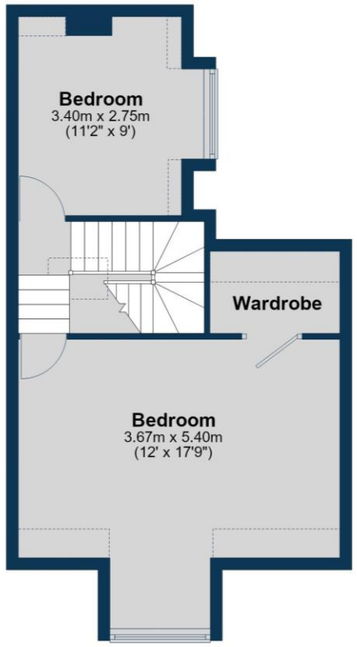
First Floor

Approx. 62.9 sq. metres (676.9 sq. feet)



Second Floor

Approx. 41.9 sq. metres (451.0 sq. feet)



Total area: approx. 104.8 sq. metres (1127.8 sq. feet)

This plan has been produced by E Property Marketing for illustrative purposes only and should be used as such by any prospective purchaser. Whilst every effort has been made to ensure the accuracy of this plan, measurements of doors, windows, rooms, and other items are approximate. No responsibility is taken for any error, omission, or misstatement.

60A High Street, Haslemere, GU27 2LA

£335,000 Leasehold

A spacious and characterful two-bedroom split-level apartment offering approximately 1,128 sq ft of accommodation across two floors. Featuring an impressive 17'10 living room with period detailing, a separate fitted kitchen, useful study, generous bathroom and two bedrooms, including one with a dedicated wardrobe area. Enjoying elevated views across Haslemere High Street, this charming home occupies a superb central position surrounded by independent shops, cafés and restaurants, with the mainline station within easy reach.





Bedrooms	Bathrooms	EPC Rating	Sq Ft	Station	Council Tax	Service Charge	Ground Rent
2	1	E	1127	0.6 miles	Band	N/A	N/A

Lease Length – 970 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 £1450-1500 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

Occupying a prime position in the heart of Haslemere's historic High Street, this spacious and characterful two bedroom apartment offers approximately 1,128 sq ft of versatile accommodation arranged across the first and second floors. Combining attractive period features with generously proportioned rooms, the property enjoys elevated views over the town and provides a wonderful opportunity to embrace town centre living.

Accessed via its own entrance door at first floor level, a welcoming entrance hall leads through to the principal accommodation, with stairs rising to the second floor.

The impressive living room is undoubtedly a highlight of the property, beautifully proportioned and full of character, this inviting reception room features an attractive fireplace, decorative cornicing, high skirting boards and a wonderful arrangement of traditional windows overlooking the High Street. Soft carpeting complements the elegant interior, whilst a charming arched opening leads through to a useful study area, ideal for home working or alternatively providing a cosy reading nook.

The separate kitchen is fitted with an attractive range of timber effect Shaker-style cabinetry, complemented by dark work surfaces and distinctive white metro tiled splashbacks with contrasting black detailing. Integrated cooking appliances include an oven and hob with extractor above, whilst a window above the sink provides additional light. Wood-effect flooring completes this practical and well-arranged space.

Also situated on the first floor is a generously sized family bathroom, featuring a panelled bath, separate shower, WC and vanity wash basin with useful storage beneath. White wall tiling with turquoise accents adds a splash of colour, whilst wood effect flooring and a window complete the room.

A staircase with traditional painted balustrading rises to the second floor landing, where a Velux window introduces additional daylight and provides access to the two bedrooms.

The principal bedroom is an exceptionally generous double room with charming sloping ceilings and a dormer style window. A dedicated adjoining wardrobe provides valuable storage, whilst the room's spacious proportions allow plenty of flexibility for bedroom furniture.

Bedroom two is another comfortable double room with a pleasant elevated outlook and characterful sloping ceilings. This room would be equally well suited to guests, children or additional home working space.

Throughout the apartment, attractive architectural detailing, traditional internal doors and well proportioned accommodation create a welcoming home with a distinct sense of character.



The property enjoys an enviable position directly on Haslemere High Street, placing an excellent selection of independent boutiques, cafés, restaurants and everyday amenities quite literally on the doorstep. Haslemere is renowned for its attractive historic centre and welcoming community, whilst the nearby mainline railway station provides regular services to London Waterloo and Portsmouth. The surrounding countryside, including the beautiful landscapes of the Surrey Hills and South Downs National Park, offers wonderful opportunities for walking and outdoor pursuits.

The property also benefits from access to a charming courtyard seating area, providing a pleasant outdoor space to sit and relax whilst enjoying the convenience of its central High Street location.

Altogether, this is a charming and exceptionally spacious apartment, combining period character, versatile accommodation and elevated High Street views in one of Haslemere's most convenient and desirable central locations.









