



# 36 BEACON HILL COURT

HINDHEAD • SURREY

## 36 Beacon Hill Court, Hindhead, Surrey, GU26 6PU

*Generous two bedroom first floor maisonette (in a block of only 4) within a well regarded development, enjoying private front door at ground floor level and south-east facing balcony overlooking communal gardens.*

- From the moment you enter Beacon Hill Court there is a sense of space around you, with well maintained grounds and plenty of visitor parking spaces. This flat also benefits from an allocated garage space.
- A private front door at ground level opens into an entrance hall with stairs to the 1st floor and a good sized hallway with several storage cupboards.
- There is a generous sitting room with a large picture window overlooking the communal garden and a wide opening through to a dining/study area. A door opens out onto a private balcony enjoying that same sunny south-easterly aspect which has enclosed via sliding patio doors, creating a garden room area which can be used all your round.
- Modern fitted kitchen with an excellent range of drawer and cupboard storage including an integrated oven and hob with space for a washing machine. Again, there is a large window allowing in plenty of natural light.
- There are two double bedrooms, both with built in wardrobes and enjoying large windows overlooking the grounds.
- Finally, completing the accommodation, is a contemporary shower room with large walk in shower.
- The local shops in Beacon Hill are within walking distance as are some lovely woodland walks either at The Golden Valley, Highcombe Edge or The Devils Punchbowl.
- The flat is leasehold with the balance of a 999 year lease; approx. 980 years
- The current service charge was £846.88 for the 6 months from 1st April 2026. Zero ground rent payable.
- Offered with no onward chain.



### KEY INFORMATION

Two double bedrooms

Enclosed balcony

Garage

Communal gardens

Walking distance of Beacon Hill Shops and local woodland

No onward chain

Aberdeen House, Headley Road, Grayshott, GU26 6LD

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## LOCATION

Beacon Hill Court is a spacious development with generous level grounds surrounding, offering a high degree of privacy from passers by. It enjoys a corner plot position on the corner of the historically prominent Wood Road and is within easy walking distance of Beacon Hill shops, Primary School and nursery, as well as being close to local woodland and National Trust land. It is also well placed for access to Hindhead, Grayshott, Haslemere or Farnham. Beacon Hill itself is a small, charming Surrey village surrounded by National Trust Land at The Golden Valley, Highcombe Edge and The Devils Punchbowl. It has a number of useful local shops and restaurants, with Hindhead Golf Course close by and Beacon Hill primary school being within walking distance (catering for both infants and juniors). There is additionally an excellent range of private schools within close proximity, please ask for more details. The neighbouring village of Grayshott offers a greater range of shops and services. There is easy access onto the A3 providing fast road links to London and the South Coast. Haslemere and Farnham are both within close proximity offering fast rail links into London, and a more extensive range of shops, restaurants, leisure facilities and other services. Close by, there are several Golf Courses, many acres of National Trust lands, ideal for walking and riding and sailing at Frensham Pond.

**Tenure:** Leasehold

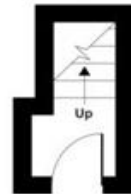
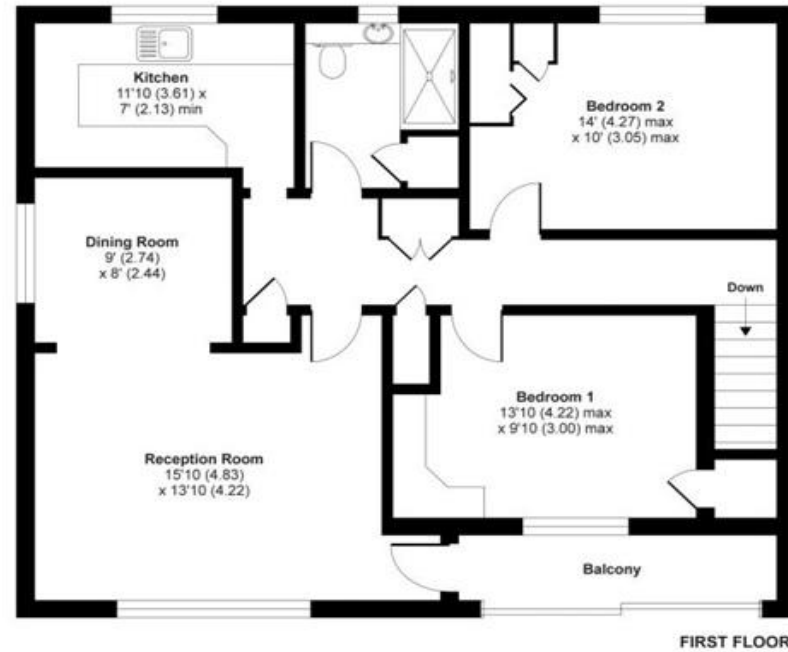
**EPC Rating:** E

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

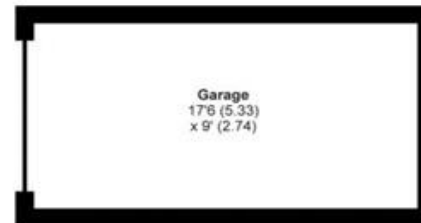
**Services:** The property has mains water, electricity, gas fired central heating to radiators and mains drainage.

**Broadband and Mobile services:** Visit [checker.ofcom.org.uk](https://checker.ofcom.org.uk)

APPROX. GROSS INTERNAL FLOOR AREA 1068 SQ FT 99.2 SQ METRES (INCLUDES GARAGE)



**GROUND FLOOR**



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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