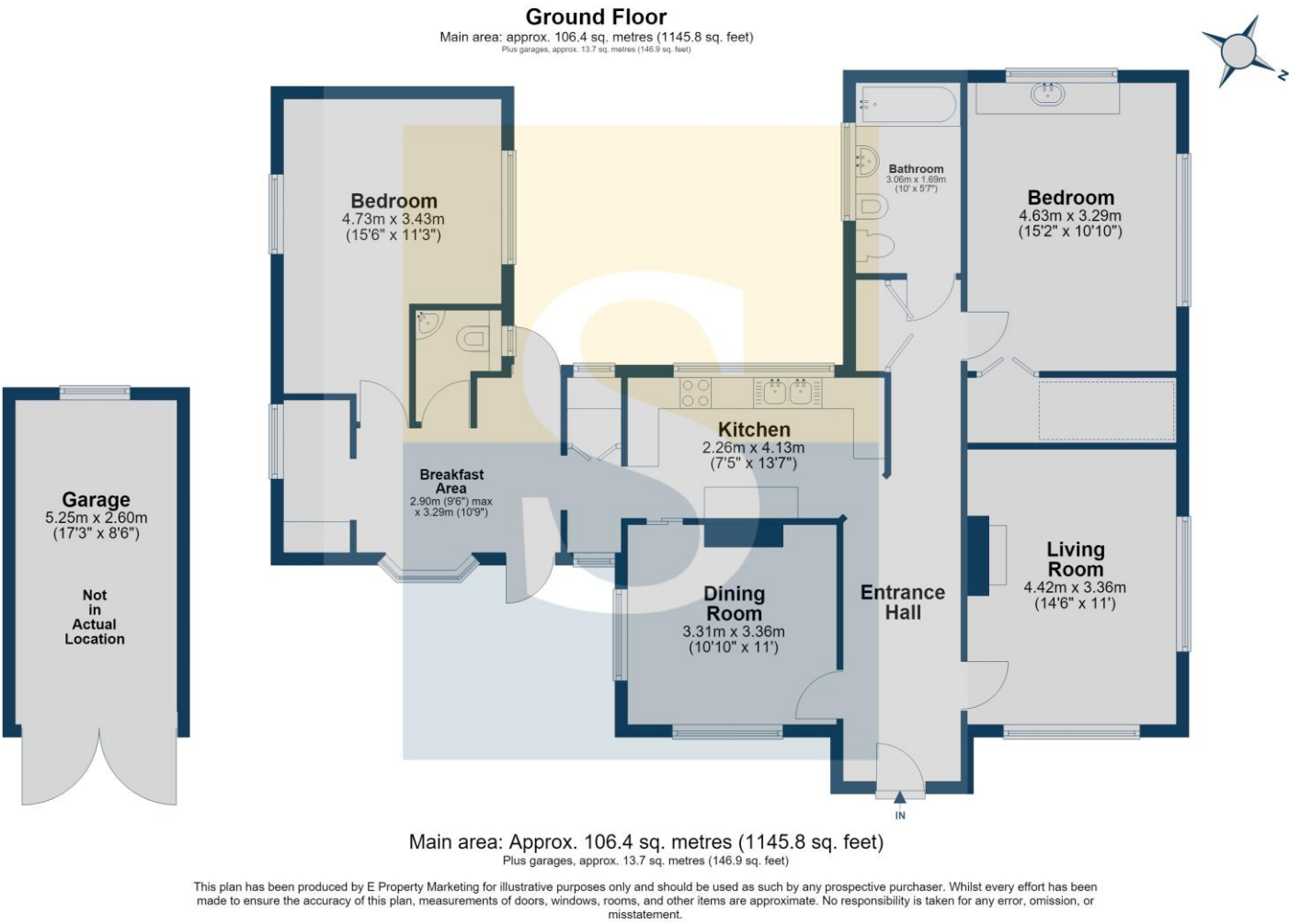




1 Weysprings, Haslemere, Surrey, GU27 1DF

£350,000 Share of Freehold

An incredibly spacious (c.1145 sq.ft) two / three bedroom ground floor maisonette enjoying its own extensive driveway, single garage and beautiful, mature garden in addition to a south west facing terrace. Whilst the property could benefit from an update it offers well proportioned rooms and extremely flexible accommodation. Situated off Saint Christopher’s Green and on the entry to the ever exclusive Weysprings development the property is in a prime position within 0.35 and 0.75 miles of the mainline station and central Haslemere. No chain.

Bedrooms	Bathrooms	EPC Rating	Sq Ft	Station	Council Tax	Service Charge	Ground Rent
2	1	E	1145	0.4 Miles	Band C	Ad hoc	N/A

Lease Length – 959 Years

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 £1,550 PCM once refurbished.

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.



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Approached via its own private entrance, the accommodation extends to approximately 1,146 sq ft and offers a versatile layout. A welcoming entrance hall provides access to all principal rooms, including a generous dual-aspect sitting room centred around an attractive fireplace, creating a comfortable and light-filled living space. Adjacent is a separate dining room, ideal for entertaining or family gatherings, but also has the flexibility to be used as a third bedroom. The kitchen overlooks the private courtyard and offers excellent scope for redesign and improvement.

The property benefits from two exceptionally spacious double bedrooms. The principal bedroom enjoys fitted storage, whilst the second bedroom is equally well-proportioned and both are served by a large family bathroom. A useful breakfast area adjoining the kitchen provides additional flexibility and could equally be utilised as a home office or informal dining space.

One of the property's most appealing features is the wealth of outside space on offer. A private courtyard provides a sheltered seating area directly outside the kitchen, whilst the attractive private garden enjoys a high degree of privacy with mature planting, well-maintained lawns and a charming timber summerhouse, creating a wonderful space to relax or entertain.

Further benefits include gated off-street parking, a single garage and additional driveway parking, a combination rarely found with maisonettes and one that will undoubtedly appeal to downsizers and those seeking secure parking.

Although the property would now benefit from updating, it offers an exciting opportunity to create a superb home in a highly desirable Haslemere location. Weysprings is ideally positioned within easy reach of the town centre, mainline railway station, excellent local amenities and the surrounding countryside, making it an exceptionally convenient place to live.

Offered to the market with no onward chain, this is a unique opportunity to secure a spacious home with private gardens, parking and garage in one of Haslemere's most established residential locations.



