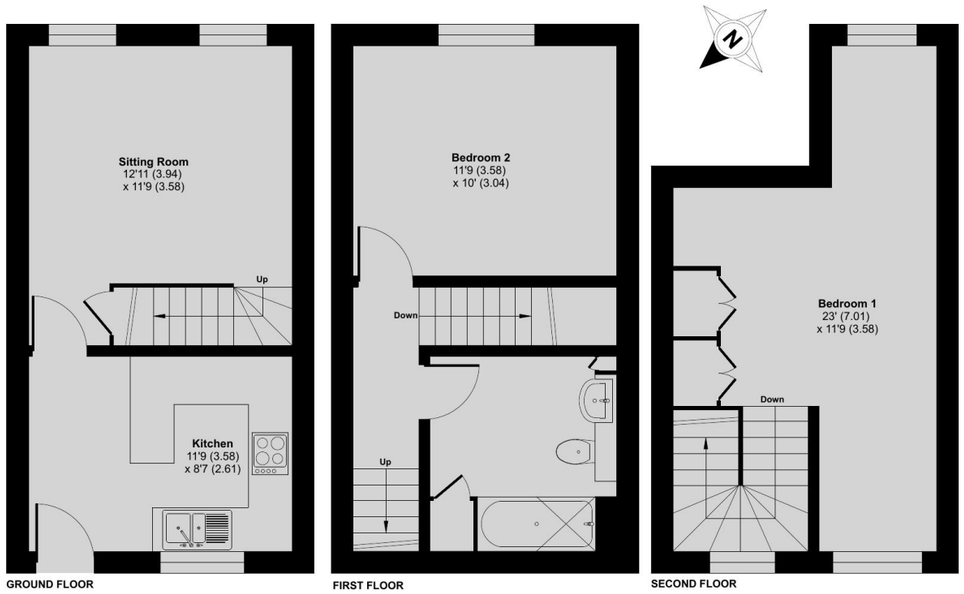
Seymours

Petworth Road, Haslemere, GU27

Approximate Area = 762 sq ft / 70.7 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 2026. Produced for Seymours Estate Agents. REF: 1423850



18, Petworth Road, Haslemere, GU27 2HR

£325,000 Freehold

A charming chain free, Grade II Listed, two-bedroom Freehold period home offering deceptively spacious accommodation arranged over three floors, situated in the very heart of Haslemere town centre. Offered for sale with no onward chain, this characterful property extends to approximately 762 sq.ft and presents a wonderful opportunity for buyers to create a truly special home. With Freehold houses in this price range rarely available in such a central location, an early viewing is strongly recommended.

Bedrooms	Bathrooms	EPC Rating	Sq Ft	Station	Council Tax	Service Charge	Ground Rent
2	1	E	762sq.ft	0.5mi	Band C	N/A	N/A

Services - The property has mains water, electricity, electric heaters and mains drainage.

Rental Potential - Following advice from our Letting Department we understand the property could potentially rent out for £1250 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 highly convenient position just moments from Haslemere High Street, 18 Petworth Road forms part of an attractive terrace of period cottages, combining traditional architectural charm with surprisingly generous and well-proportioned accommodation.

Whilst the property could benefit from some updating and cosmetic improvement, therein lies much of its appeal. For buyers with an eye for design and an appreciation of period architecture, this is an exciting opportunity to enhance the property's existing character, introduce their own style and create a beautiful home with genuine charm and individuality. With thoughtful improvements, the house has the potential to become something truly special.

One of the property's particularly appealing features is the amount of accommodation on offer. Extending to approximately 762 sq.ft across three floors, the cottage provides a level of space and flexibility that compares more favourably with many other cottages available within a similar price range. The rooms are generously proportioned, making the accommodation both practical and versatile.

The property would make an excellent choice for first-time buyers looking to establish themselves in the heart of Haslemere, second-time buyers seeking a characterful home, or downsizers wishing to enjoy the convenience of town centre living. Equally, it represents an interesting opportunity for investment purchasers, with an anticipated gross rental yield of at least 4.60% per annum.

Approached from Bake House Mews, a shared gate opens onto a paved accessway enclosed by high-level brick walling, creating a pleasantly private and sheltered approach to the cottages.

A charming stable door opens directly into the kitchen/dining room, a welcoming and practical space that leads through to the sitting room. Enjoying a south-easterly aspect, the sitting room is particularly bright and benefits from large sash-style windows that allow natural light to fill the room.

Stairs rise to the first floor, where there is a generous double bedroom measuring approximately 11'9" x 10', together with a spacious bathroom. The arrangement provides comfortable accommodation whilst retaining the charm and individuality associated with a period home of this age.

The second floor is dedicated to an impressive principal bedroom, a particularly appealing feature of the house. Enjoying a dual aspect, this generous room benefits from built-in storage and attractive elevated views across the surrounding rooftops, creating a wonderfully characterful retreat away from the main living accommodation.



Externally, 18 Petworth Road enjoys an attractive and traditional period façade, with tile-hung elevations that contribute to the charm of this established terrace. The shared paved approach and enclosed setting further enhance the property's sense of character and privacy.

The location is undoubtedly another major attraction. Positioned in the heart of Haslemere, the property is within easy walking distance of the High Street and its excellent selection of independent shops, cafés, restaurants and everyday amenities. Haslemere's mainline railway station is also conveniently accessible on foot, whilst nearby National Trust countryside provides wonderful opportunities for walking and enjoying the surrounding natural beauty.









