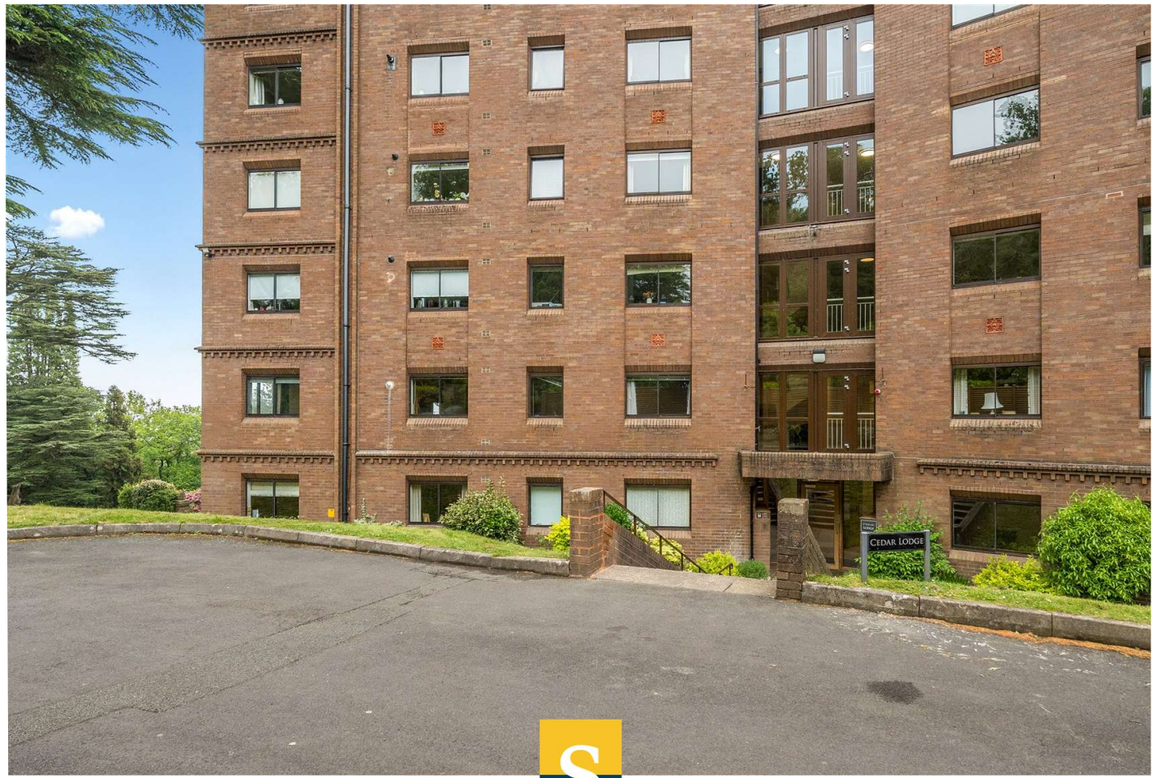
Seymours

Cedar Lodge, Lythe Hill Park, Haslemere, GU27

Approximate Area = 1154 sq ft / 107.2 sq m
Garage = 304 sq ft / 28.2 sq m
Total = 1458 sq ft / 135.4 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: 1467410



2N Cedar Lodge, Lythe Hill Park, GU27 3TD

£500,000 Leasehold

An exceptional two-bedroom first-floor apartment set within beautifully maintained communal grounds whilst enjoying stunning far-reaching views and an enviable lifestyle setting.

Bedrooms	Bathrooms	EPC Rating	Sq Ft	Station	Council Tax	Service Charge	Ground Rent
2	2	C	1,458	1.4 miles	Band G	£6,672	NIL

Lease Length – 964 years remaining

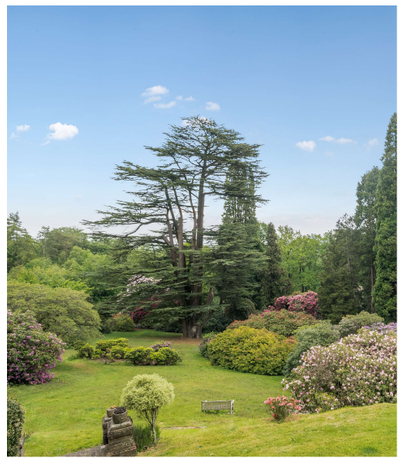
Services - The property has mains water, electricity, gas fired central heating to radiators and mains drainage.

Rental Potential - Following advice from our Letting Department we understand the property could potentially rent out for £1,650 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

The impressive open-plan sitting and dining room is flooded with natural light thanks to its triple-aspect design, while expansive patio doors open onto a superb private balcony — an ideal space for relaxing or entertaining outdoors.

Recently refitted, the contemporary kitchen features elegant wooden cabinetry, integrated appliances and a large picture window that enhances the bright, airy feel. The spacious entrance hall includes a useful coats and shoes cupboard, while a separate utility room provides additional storage along with space for a washing machine, upright freezer and chest freezer.

Both generously sized double bedrooms benefit from extensive fitted wardrobes and stylish modern en-suite bathrooms; one offers a bath, while the other features a large walk-in shower. The principal bedroom also enjoys direct access to the balcony. Presented in neutral tones throughout, the apartment is finished with quality carpeting and benefits from lift access within the building.

Residents enjoy access to outstanding communal amenities, including a swimming pool, tennis court, squash courts and approximately 40 acres of mature landscaped gardens and grounds. The property also benefits from a double garage and ample visitor parking.

Haslemere is ideally located on the borders of Surrey, Sussex, and Hampshire, offering excellent road and rail connections to both London and the South Coast. The town is surrounded by the scenic hills of Hindhead, Blackdown, and Marley, much of which is owned and protected by the National Trust. Haslemere offers a wide range of everyday amenities, complemented by an array of independent boutiques, specialist shops, bars, restaurants, and cafés. The town is also well served by both state and private schools. Recreational facilities are available at the Haslemere and The Edge leisure centres, while nearby golf courses can be found at Liphook, Hindhead, and Chiddingfold.











