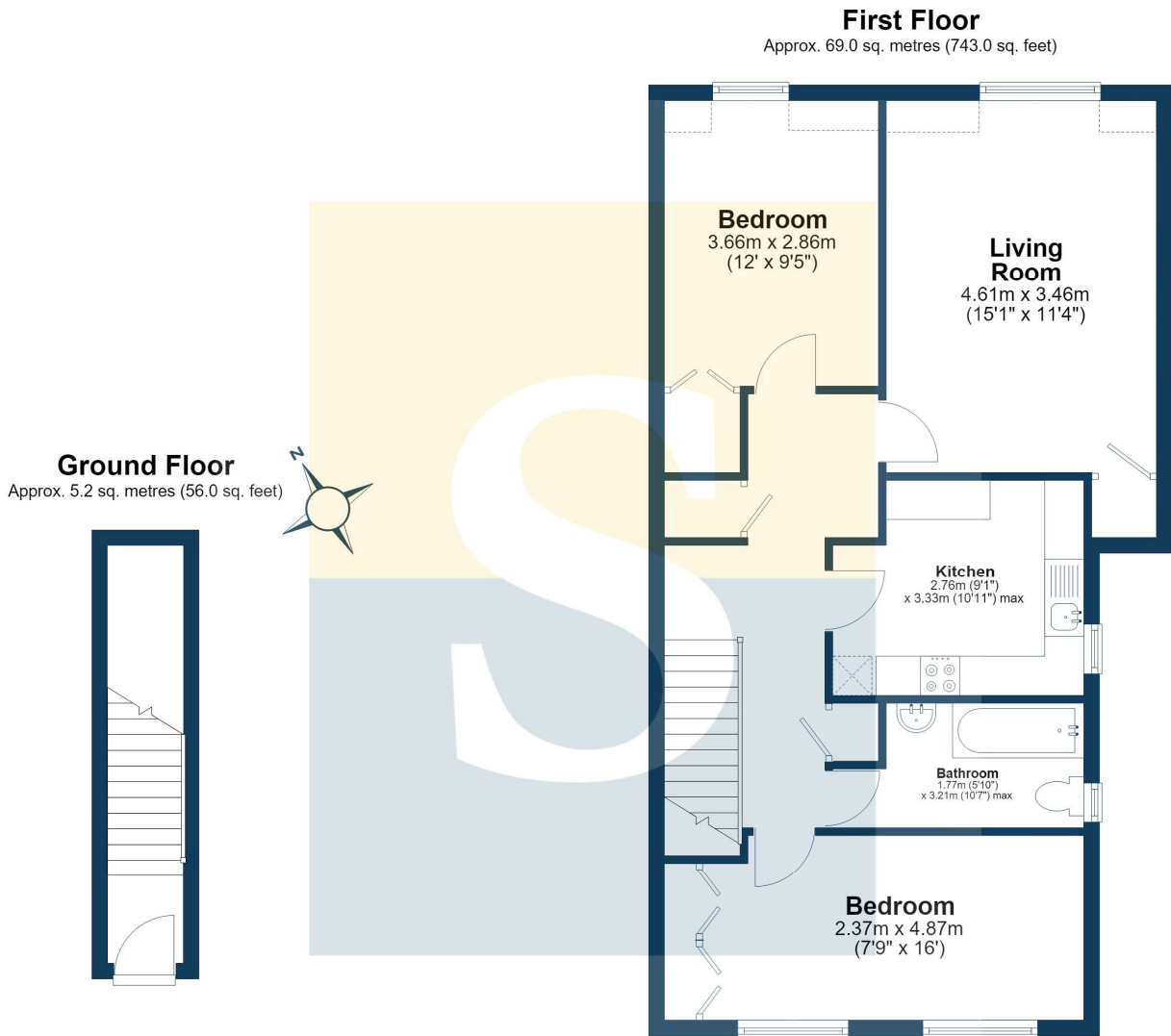




Total area: approx. 74.2 sq. metres (799.0 sq. feet)

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.



3 Town View House , Hales Field, Haslemere, Surrey, GU27 2JS

£265,000 Leasehold 89 years

Situated just moments from Haslemere's bustling High Street and mainline station, this beautifully presented two-bedroom maisonette offers bright, spacious first floor accommodation.

Bedrooms	Bathrooms	EPC Rating	Sq Ft	Station	Council Tax	Service Charge	Ground Rent
2	1	C	799	0.4 miles	Band D	£300 P.A.	£100 P.A.

Lease Length – 89 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 £1,500 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

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Accessed via its own private entrance, the property opens to a welcoming hallway with useful storage and loft access. The generous living room is flooded with natural light and enjoys elevated views across the surrounding rooftops and greenery, creating an ideal space for relaxing or entertaining.

The fitted kitchen provides an excellent range of wall and base units, ample worktop space and room for appliances, while the well-proportioned bathroom features a white suite with bath and shower attachment.

There are two bedrooms, including a spacious principal bedroom with fitted wardrobes, together with a second bedroom that would make an ideal guest room, home office or nursery.

Externally, the property benefits from an allocated parking space.

Located in an enviable position within easy walking distance of Haslemere's excellent range of independent shops, cafés, restaurants and leisure facilities, this delightful home would make an ideal first-time purchase, investment opportunity or downsize property.

Haslemere is a sought-after market town, offering a vibrant High Street with an excellent selection of boutique shops, cafés, restaurants and supermarkets. The mainline station provides regular services to London Waterloo in approximately 50 minutes, whilst the surrounding countryside, including the South Downs National Park, offers an abundance of walking, cycling and outdoor pursuits.

