

Seymours

23 Bluebell Rise
Lightwater, Surrey, GU18 5YN

£159,995 Asking Price



Property details

- 1 bedrooms
- 1 baths
- EPC Rating D
- 413 sq. ft

A charming one bedroom ground floor maisonette enjoys views over the surrounding trees and foliage.

Tastefully decorated and with new carpets throughout the property features a generous sitting room with built in storage and a floor to ceiling window.

The separate kitchen is fitted with a range of eye and base level units and space for appliances.

The bathroom features an over bath shower and is a blank canvas for anyone wishing to re design. The double bedroom is perfectly located at the rear of the property.

To the front a small garden area can be used in the summer months and residents parking is located nearby.

With a lease in excess of 100 years, this property is a must view.

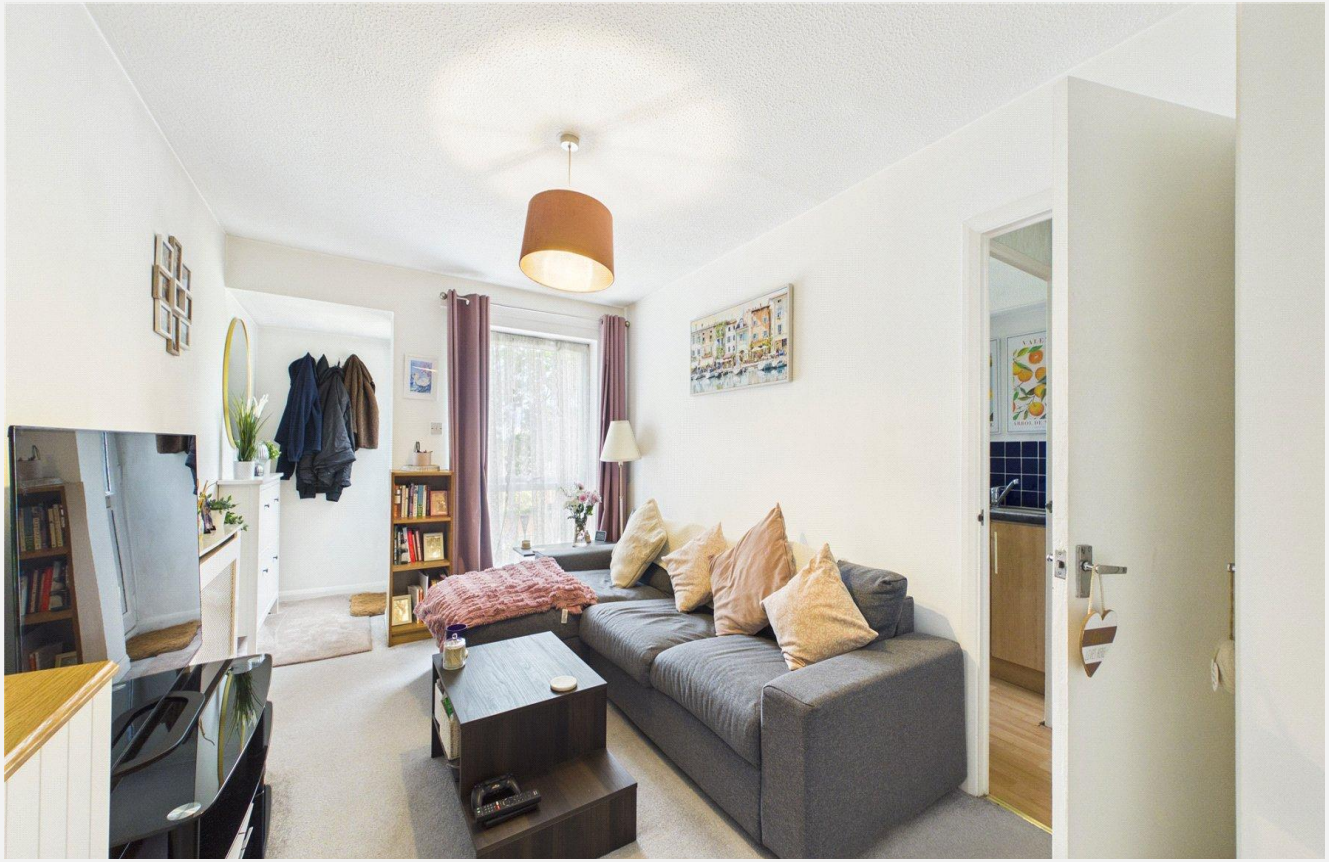
Lightwater is a popular and picturesque village, with a Post Office, shops, a leisure centre and a country park.

Larger supermarkets and extensive shopping options are available in nearby Camberley, Woking, Guildford and Windsor.

Conveniently located, the village is the perfect balance of country living with easy access to London and the South Coast.

Council tax band: Tax band C
Local authority: Surrey Heath Borough Council
Tenure: Leasehold

Viewings
By appointment only
01276535451 / sales@seymours-lightwater.co.uk





Front garden area

Residents parking

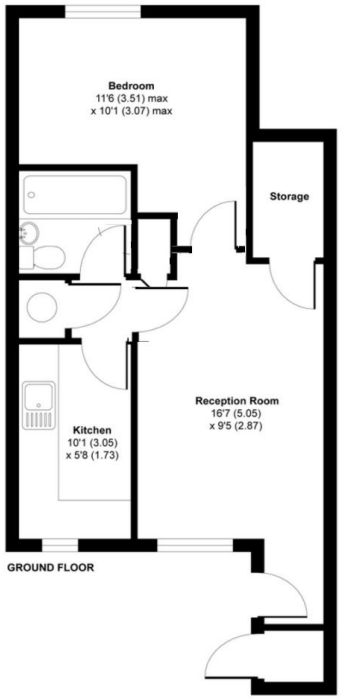




Floorplan

Bluebell Rise, Lightwater, GU18

APPROX. GROSS INTERNAL FLOOR AREA 413 SQFT / 38.3 SQM



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2023. Produced for Seymours Estate Agents. REF: 1073150







Lightwater office 6 The Square, Lightwater, Surrey, GU18 5SS
01276535451 / sales@seymours-lightwater.co.uk / seymours-estates.co.uk

The Property Ombudsman

APPROVED CODE

The information contained in these Sales Particulars does not form part of any contract neither is any warranty given or implied by Seymours or their clients as to the accuracy of measurements of details stated. Every effort is made to ensure that our Sales Particulars are correct and reliable. We do not test service, systems and appliances and we are unable to verify they are in working order.