



3 PEVENSEY

HINDHEAD • SURREY

3 Pevensey, Beacon Hill Road, Hindhead, Surrey, GU26 6FR

Beautifully presented one-bedroom first floor apartment, ideally positioned in the heart of Beacon Hill village. Offered with No Onward Chain.

- Part of an attractive period building converted into four apartments, enjoying a convenient village-centre location within a small parade of shops, the property is just a short walk from Beacon Hill Primary School, the local pharmacy, cafés and everyday amenities, making it an ideal home for first-time buyers, downsizers or investors alike
- The ground floor front door sits to the side of the property allowing for discreet access to only Flats 3 and 4, with a private front door at first floor level. Secure entry phone system in place.
- Spacious open-plan kitchen/living room, creating a sociable and versatile living space. The contemporary kitchen is fitted with a range of modern units and benefits from an integrated breakfast bar, oven and hob, with space for further white goods
- There is a good sized double bedroom, together with a modern family bathroom fitted with a white suite comprising a bath with shower over, wash hand basin and WC
- Large loft space with a window
- Outside, parking is available on-street and there is also a car park to the rear of the building
- Access to The Golden Valley woodland at the end of the road
- Leasehold property
- 99-year lease from April 2017; approximately 90 years remaining
- Ground Rent: Capped at £250 per annum
- Service charge: No fixed charge. All costs split equally between the four apartments. Costs during our vendors ownership have been less than £1,000 per annum to include an administration charge of £100 per annum and buildings insurance of £400 per annum.



KEY INFORMATION

Ready to move into first floor apartment
Modern kitchen and bathroom
Village centre on your doorstep
Secure entry system
Walking distance of National Trust woodland
No Onward Chain
Leasehold

ABERDEEN HOUSE, HEADLEY ROAD, GRAYSHOTT, GU26 6LD

01428 771155

sales@seymours-grayshott.co.uk



LOCATION

Beacon Hill Road is a well regarded residential road with a mixture of character and modern housing, it is a popular spot within walking distance of village amenities and well placed for access to Hindhead, Grayshott, Haslemere or Farnham. Beacon Hill itself is a charming Surrey village surrounded by beautiful National Trust countryside, including The Golden Valley, Highcombe Edge and the renowned Devil's Punch Bowl. The village offers a selection of useful local shops, cafés and restaurants, together with the highly regarded Beacon Hill Primary School, catering for both infants and juniors, all within easy walking distance, while an excellent selection of private schools can be found throughout the surrounding area.

The neighbouring village of Grayshott offers a greater range of shops and services. There is easy access onto the A3 providing fast road links to London and the South Coast. Haslemere and Farnham are both within close proximity offering fast rail links into London, and a more extensive range of shops, restaurants, leisure facilities and other services. Close by, there are several Golf Courses (including Hindhead Gold Club), many acres of National Trust lands, ideal for walking and riding and sailing at Frensham Pond.

Tenure: Leasehold

EPC Rating: C

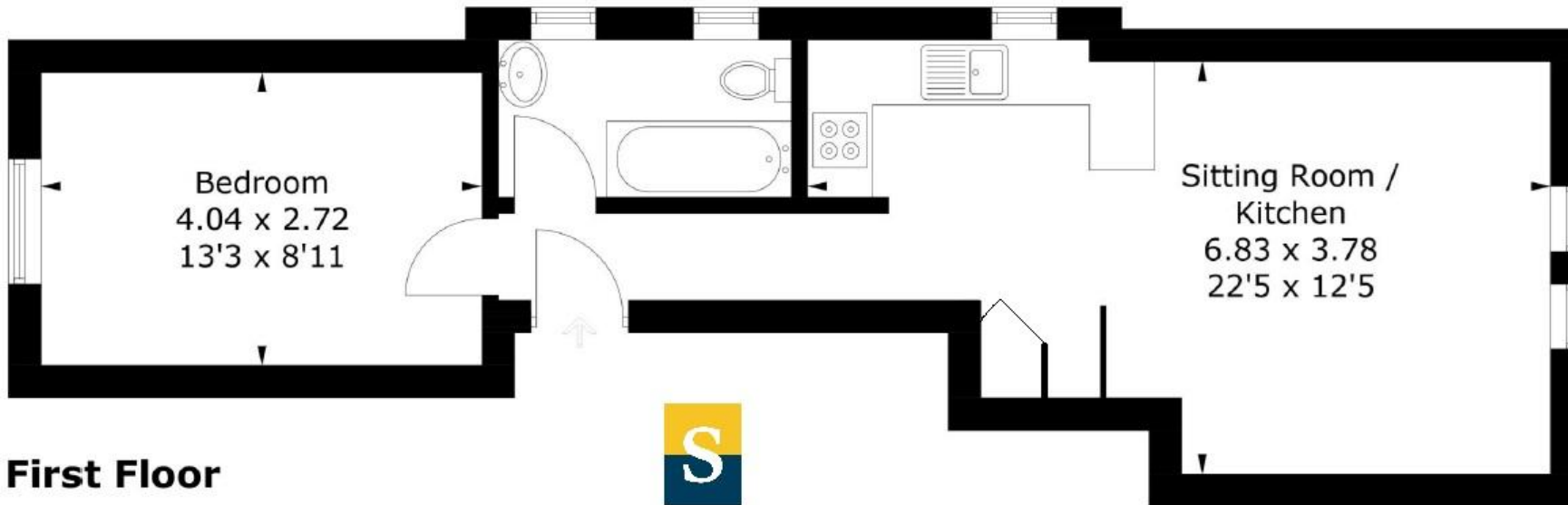
Council Tax Band: B (Correct at time of publication and is subject to change following a council revaluation after a sale)

Services: The property has mains water, electricity and drainage. Electric heating.

Broadband and Mobile services: Visit checker.ofcom.org.uk

Pevensey House, GU26

Approximate Gross Internal Area = 40.9 sq m / 440 sq ft



First Floor

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. (ID664169)



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