



1 PEVENSEY

HINDHEAD • SURREY

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

*Beautifully presented two-bedroom ground floor apartment,
ideally positioned in the heart of Beacon Hill village.*

- Part of an attractive period building converted into four apartments in 2021, 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 front door sits to the side of the property allowing for discreet access
- Spacious open-plan kitchen/dining/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 oven and hob, with further space and plumbing for both a washing machine, dishwasher and American style fridge freezer. A large bay window floods the room with natural light and provides ample space for both dining and seating areas
- There are two good sized bedrooms, together with a modern family bathroom fitted with a white suite comprising a bath with shower over, wash hand basin and WC
- A particular feature of the property is the substantial basement level, currently utilised by the owners as an additional living/family space. It has been tanked and provides excellent, practical accommodation for a variety of uses, including a playroom, home office, gym or media room. Whilst fully functional, purchasers should note that this area is not classified as habitable accommodation
- Outside, parking is available on-street and there is also a car park to the rear of the building
- Leasehold property
- 99-year lease from 5 February 2021; approximately 94 years remaining
- Ground Rent: £250 per annum
- Maintenance charge: No fixed charge. All costs split equally between the four apartments
- Other charges: £500 per annum (administration charge of £100 per annum and buildings insurance of £400 per annum)



KEY INFORMATION

Village Centre Ground Floor Flat

Two Bedrooms

Open plan kitchen/dining/family room

Bonus basement area

On-street parking and car park close by

Walking distance to school, shops and amenities

Ideal first purchase, investment or downsize opportunity

Aberdeen House, Headley Road, Grayshott, GU26 6LD

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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 mains drainage. Electric heating.

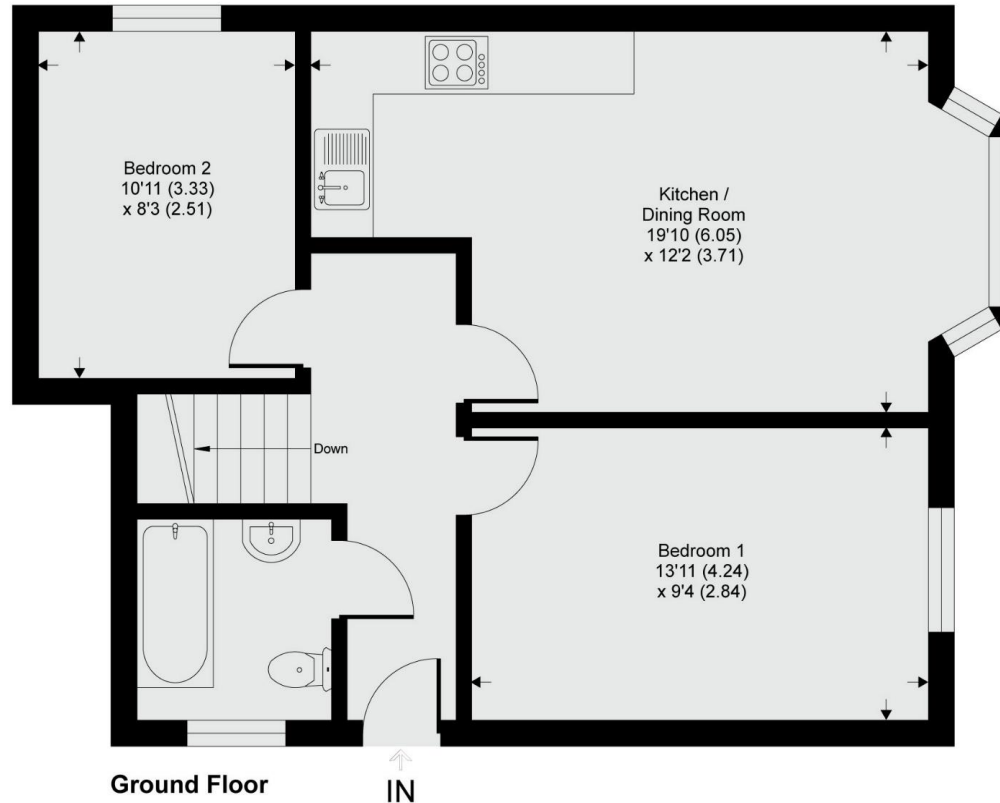
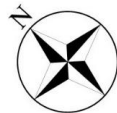
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Beacon Hill Road, GU26

Approximate Gross Internal Area = 78.7 sq m / 848 sq ft



Basement



Ground Floor

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