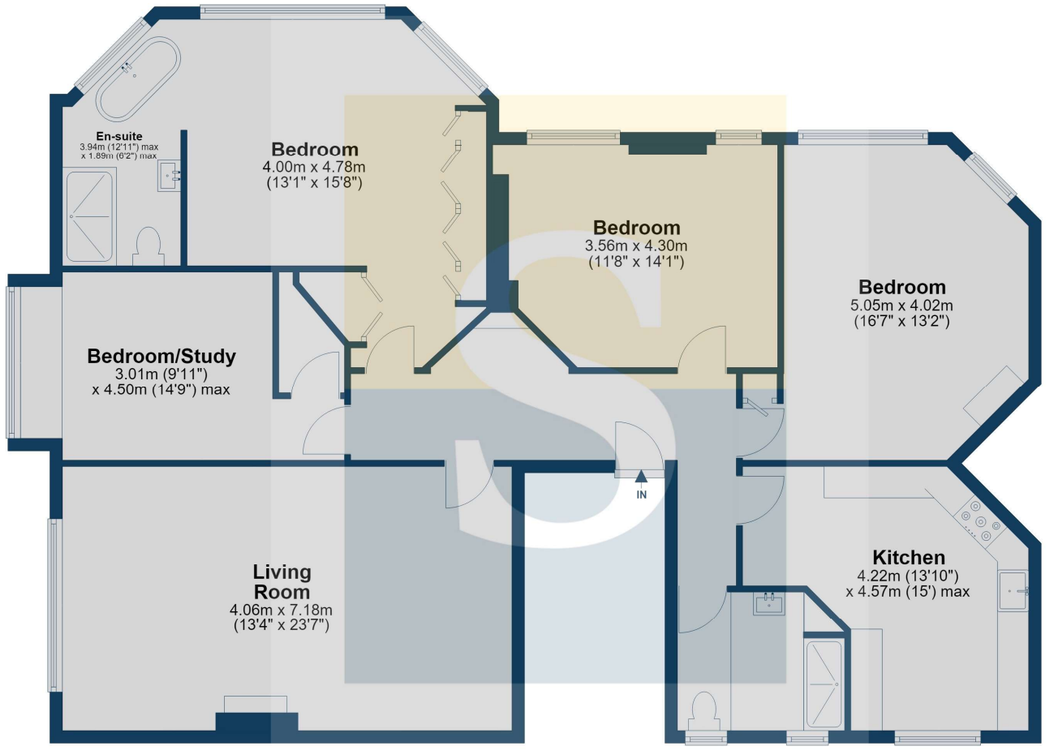
Seymours



First Floor

Approx. 141.1 sq. metres (1518.9 sq. feet)
(excluding unnamed room)



Total area: approx. 141.1 sq. metres (1518.9 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.

Flat 2 Clay Hill House , Wey Hill, Haslemere, GU27 1DA

£400,000 Leasehold

Occupying what was originally designed as the principal apartment for the freeholder of this landmark and highly regarded period building, this substantial four-bedroom apartment offers over 1,500 sq ft of beautifully proportioned accommodation, blending elegant original character with stylish contemporary improvements. Enjoying an enviable position in the heart of Wey Hill, the property is just a short stroll from Haslemere's mainline station, an excellent selection of independent shops, cafés and restaurants, together with the town centre beyond.

Bedrooms	Bathrooms	EPC Rating	Sq Ft	Station	Council Tax	Service Charge	Ground Rent
4	2	D	1518	0.3 Miles	Band C	£1,648.00 PA	£40.00 PA





Lease Length – 149 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 £1550 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.

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The apartment is approached via an impressive communal entrance and immediately impresses with its grand proportions, high ceilings and abundance of natural light. The spacious central hallway provides access to all principal rooms, creating a wonderful sense of flow throughout.

The elegant sitting room is a magnificent reception space, featuring a striking fireplace, beautiful leaded windows and ample room for both formal seating and dining, making it ideal for entertaining as well as everyday living.

The kitchen has been thoughtfully updated with bespoke cabinetry, marble-effect worktops, a range-style cooker and attractive feature tiling, creating a stylish yet practical space with plenty of storage and preparation areas.

The principal bedroom is exceptional in both scale and presentation, enjoying dual-aspect leaded windows and an indulgent open-plan en-suite featuring a freestanding bath alongside a large walk-in shower, creating a luxurious boutique hotel feel. Two further generous double bedrooms continue the theme of impressive proportions and character, each offering flexible accommodation for family, guests or home working. A separate modern shower room serves these bedrooms and has been tastefully finished.

Throughout the apartment, period detailing including high ceilings, decorative cornicing, fireplaces and large leaded windows combine seamlessly with sympathetic modern improvements, creating a home of considerable charm and individuality.

Outside, residents enjoy beautifully maintained communal gardens providing a peaceful green space to relax, together with residents' parking.

The apartment also presents an exciting opportunity for investors or developers. Given its original layout and generous proportions, we believe there is potential to reconfigure the accommodation into two self-contained apartments, subject to the necessary planning permissions and building regulation approvals.

Offering a rare combination of space, character, convenience and future potential, this is a truly unique apartment in one of Haslemere's most recognisable buildings, perfectly positioned for commuters, downsizers and those seeking elegant town-centre living.











