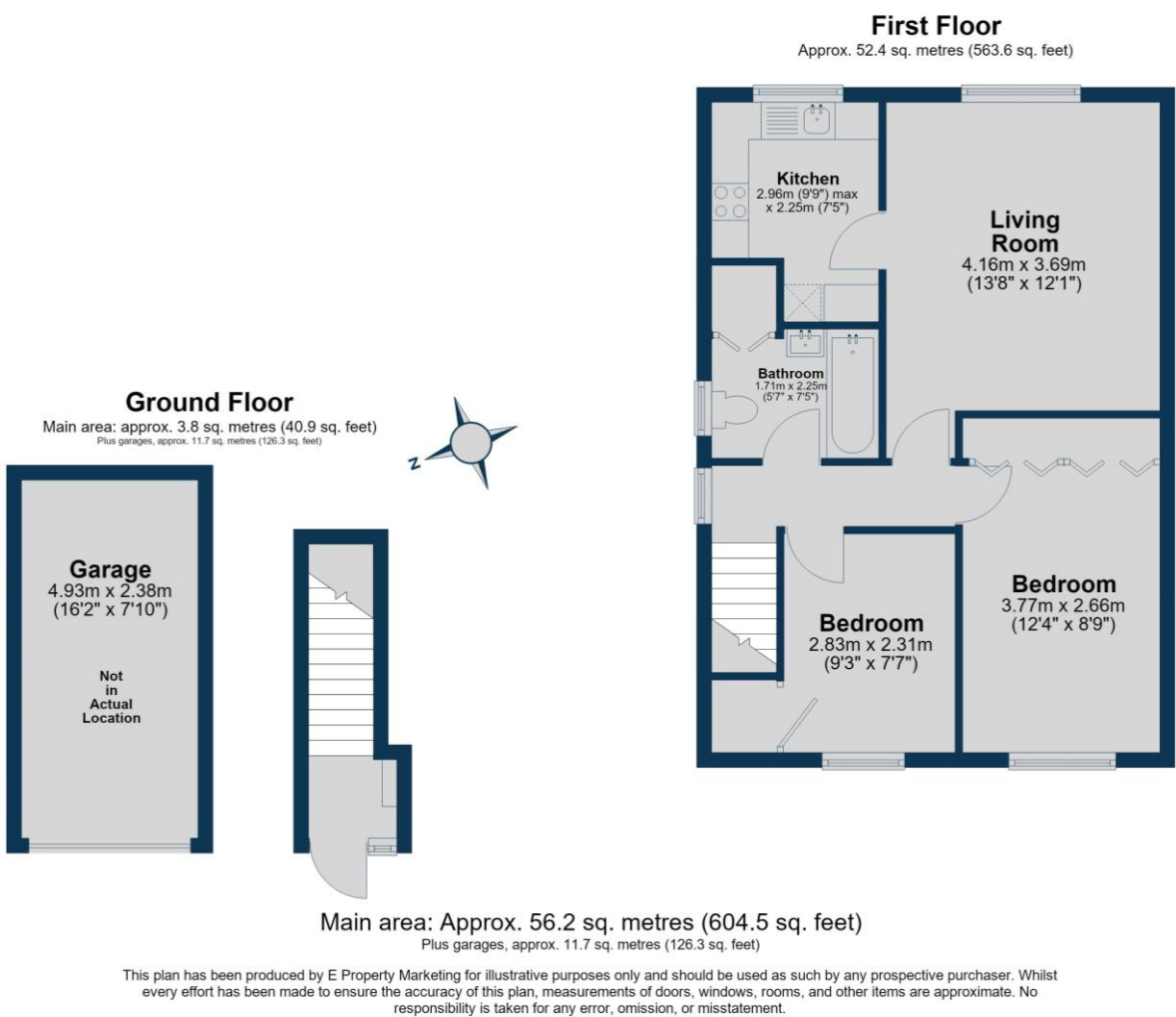




75 Chiltlee Manor Estate, Liphook, GU30 7AZ

£210,000 Leasehold 142 years 2 months

A well-presented two-bedroom first-floor maisonette offering approximately 564 sq ft of bright, thoughtfully arranged accommodation within the popular Chiltlee Manor Estate. Highlights include a spacious living/dining room, contemporary kitchen with high-gloss cabinetry and wood-effect worktops, two well-proportioned bedrooms, modern bathroom, excellent fitted storage and a separate garage. Enjoying attractive communal grounds and a convenient location for Liphook village centre and mainline station.

Bedrooms	Bathrooms	EPC Rating	Sq Ft	Station	Council Tax	Service Charge	Ground Rent
2	1	C	604	0.5	Band B	£924.00	£0

Lease Length – 142 years and 2 months remaining

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 £1200 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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Situated within the popular Chiltlee Manor Estate, this appealing two-bedroom first-floor maisonette offers bright, well-proportioned accommodation in a peaceful, established setting. With contemporary finishes, excellent storage and attractive communal grounds, the property is ideally suited to first-time buyers, downsizers or investors.

A private ground-floor entrance opens into a hallway, with stairs rising to the first-floor landing, providing access to all the principal rooms.

The spacious living/dining room measures approximately 13'8" x 12'1" and provides an inviting space for both relaxation and entertaining. Finished in a fresh, neutral palette with soft grey carpeting, the room offers ample space for comfortable seating and dining furniture. A wide window draws in natural light and enjoys a pleasant outlook towards established greenery.

Positioned alongside, the contemporary kitchen features sleek, high-gloss white cabinetry complemented by warm wood-effect worktops and matching upstands. Integrated cooking appliances, a stainless steel splashback and extractor hood create a smart, modern finish, while wood-effect flooring adds warmth and continuity. A window above the sink provides natural light and views towards the surrounding trees.

The accommodation continues with two well-proportioned bedrooms, both enjoying neutral décor, fitted carpeting and attractive outlooks. The principal bedroom is particularly spacious, measuring approximately 12'4" x 8'9", and benefits from an extensive range of fitted wardrobes with white louvred doors, providing excellent storage without compromising floor space. The second bedroom offers flexibility for guests, a nursery or home office.

Completing the accommodation is a modern bathroom, fitted with a white suite comprising a bath with shower over and curved glazed screen, vanity wash basin and WC. Neutral tiling, a chrome heated towel rail and a useful built-in storage cupboard add to the practicality of the space.



Outside, the property enjoys the considerable benefit of beautifully maintained communal grounds, with sweeping lawns, mature trees, established planting and winding pathways creating a wonderful parkland feel. A separate garage provides valuable parking or storage space, further enhancing the practicality of this pleasing home.

Chiltlee Manor Estate enjoys a convenient position within Liphook, a popular Hampshire village offering an excellent selection of everyday amenities, independent shops, cafés and supermarkets. Liphook mainline station, just 0.5 miles away, provides regular services towards London Waterloo and Portsmouth, while the nearby A3 offers excellent road connections. The area is also renowned for its beautiful surrounding countryside, with the South Downs National Park, nearby woodland and scenic walking routes providing plenty of opportunities to enjoy the outdoors.

Annual Service Charge £924.00
Annual Buildings Insurance iro £188.00

