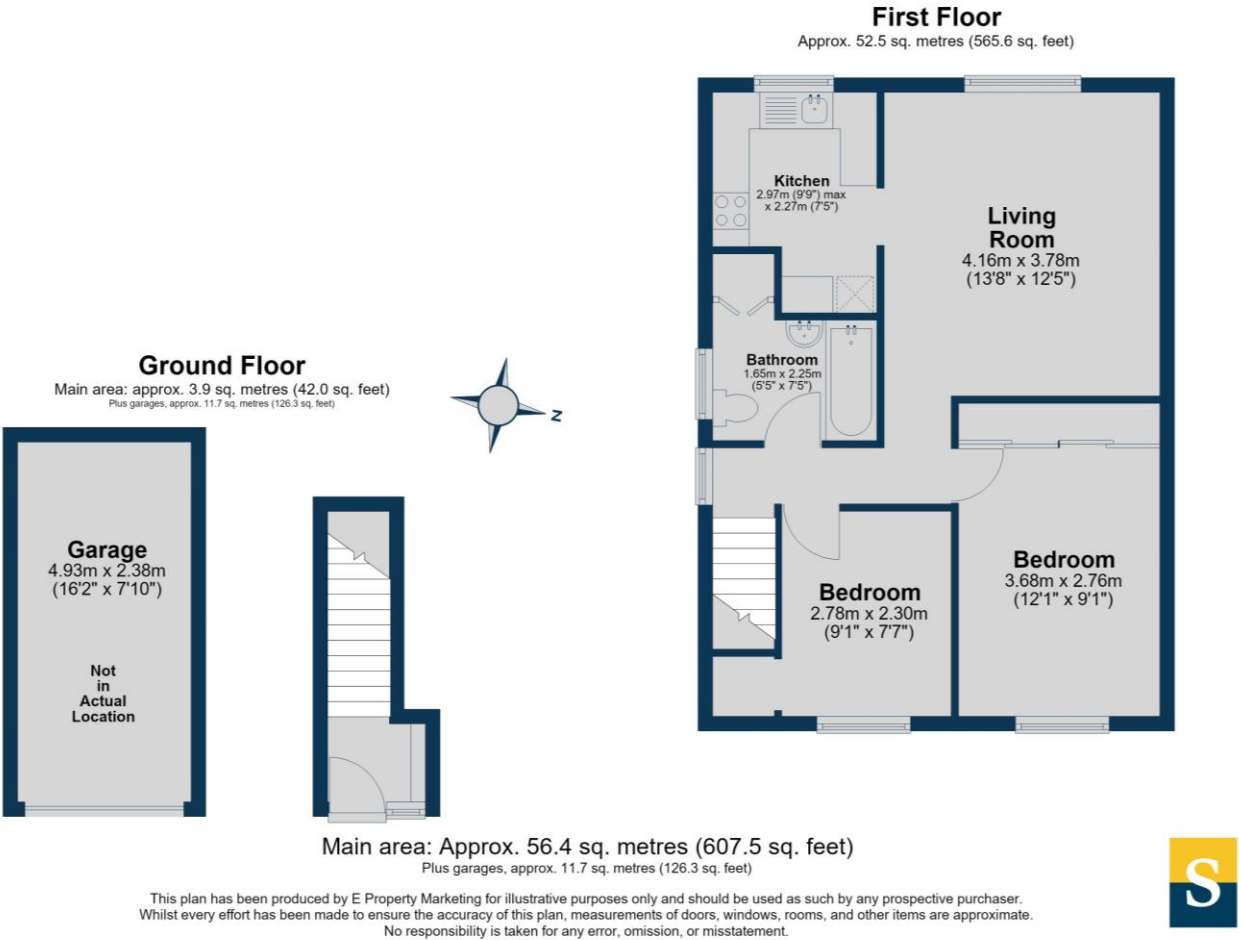
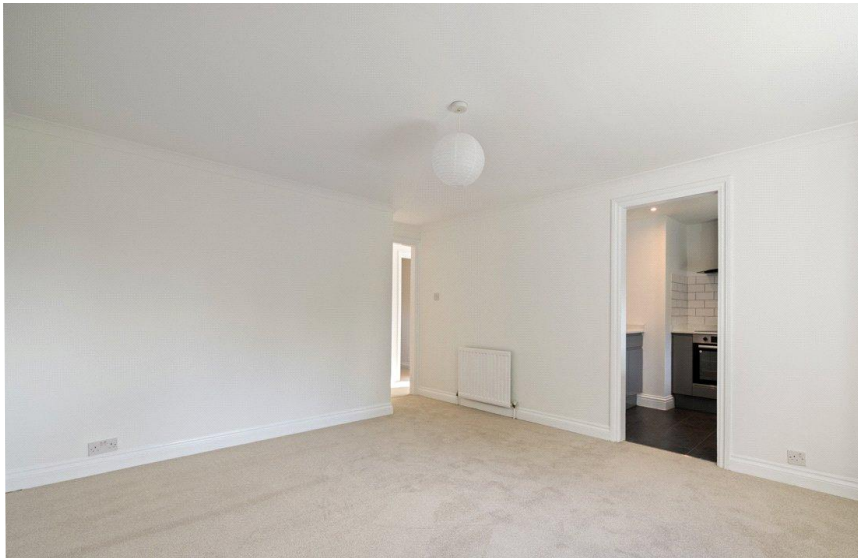




14 Chiltlee Manor Estate, Liphook, GU30 7AY

£210,000 Leasehold

Newly decorated and carpeted throughout, a well-presented two-bedroom first-floor maisonette, offering approximately 565 sq ft of bright, thoughtfully arranged accommodation within the attractive Chiltlee Manor Estate. Highlights include a spacious living room, contemporary fitted kitchen, two well-proportioned bedrooms, a modern bathroom, garage and delightful views across beautifully maintained communal gardens, all within easy reach of Liphook village centre and mainline station.



Bedrooms	Bathrooms	EPC Rating	Sq Ft	Station	Council Tax	Service Charge	Ground Rent
2	1	C	607	0.5	Band C	£924.00	£0

Lease Length – 142 Years 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 £1,200 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

Your property partner for life



Set within the established and attractive Chiltlee Manor Estate, this appealing two-bedroom first-floor maisonette combines modern finishes with comfortable, well-proportioned accommodation. Surrounded by beautifully maintained communal gardens and mature trees, the property enjoys a peaceful setting with pleasant green outlooks.

A private ground-floor entrance opens into a useful hallway, with stairs rising to the first-floor landing, around which the newly decorated and carpeted accommodation is conveniently arranged.

The spacious living room is a particularly inviting reception space, measuring approximately 13'8" x 12'5". Finished in a fresh, neutral palette with soft carpeting, it offers plenty of room for both comfortable seating and dining furniture. A large window draws in natural light and provides an attractive outlook over the surrounding grounds.

Positioned alongside, the contemporary kitchen has been thoughtfully designed to maximise both storage and worktop space. Sleek, high-gloss grey cabinetry is complemented by contrasting white work surfaces, classic metro-tiled splashbacks and dark tiled flooring. Integrated cooking appliances and stainless steel extractor complete this stylish space, while a window above the sink enjoys lovely views across the communal gardens.

The accommodation continues with two well-proportioned bedrooms, both featuring neutral décor and fitted carpeting. The principal bedroom has attractive wall panelling adding character and extensive fitted wardrobes with oak-effect and mirrored sliding doors providing excellent storage. The second bedroom offers flexibility as a guest room, nursery or home office.

Completing the accommodation is a modern bathroom, fitted with a white suite including a bath with shower over and glazed screen, pedestal wash basin and WC. Neutral wall and floor tiling create a clean, contemporary finish, while a useful fitted cupboard provides additional storage alongside space for a washing machine.



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

