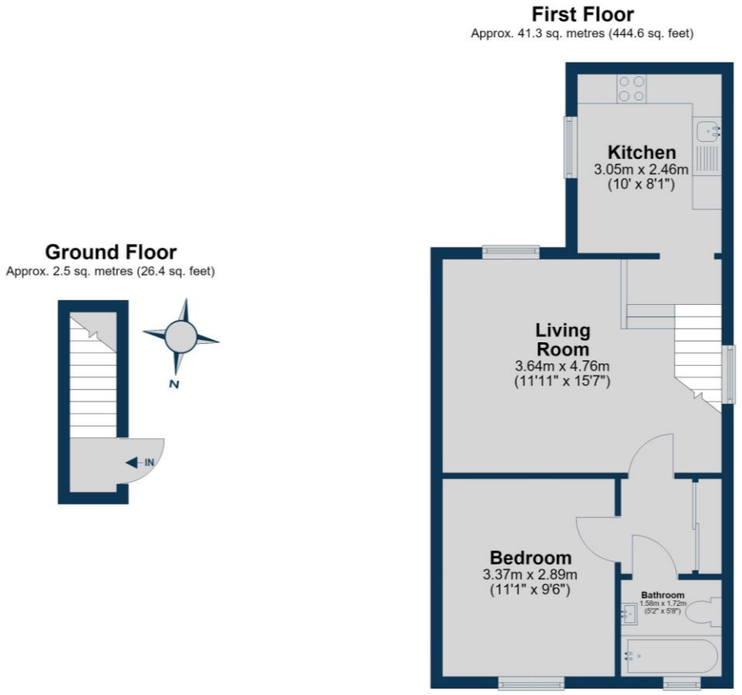
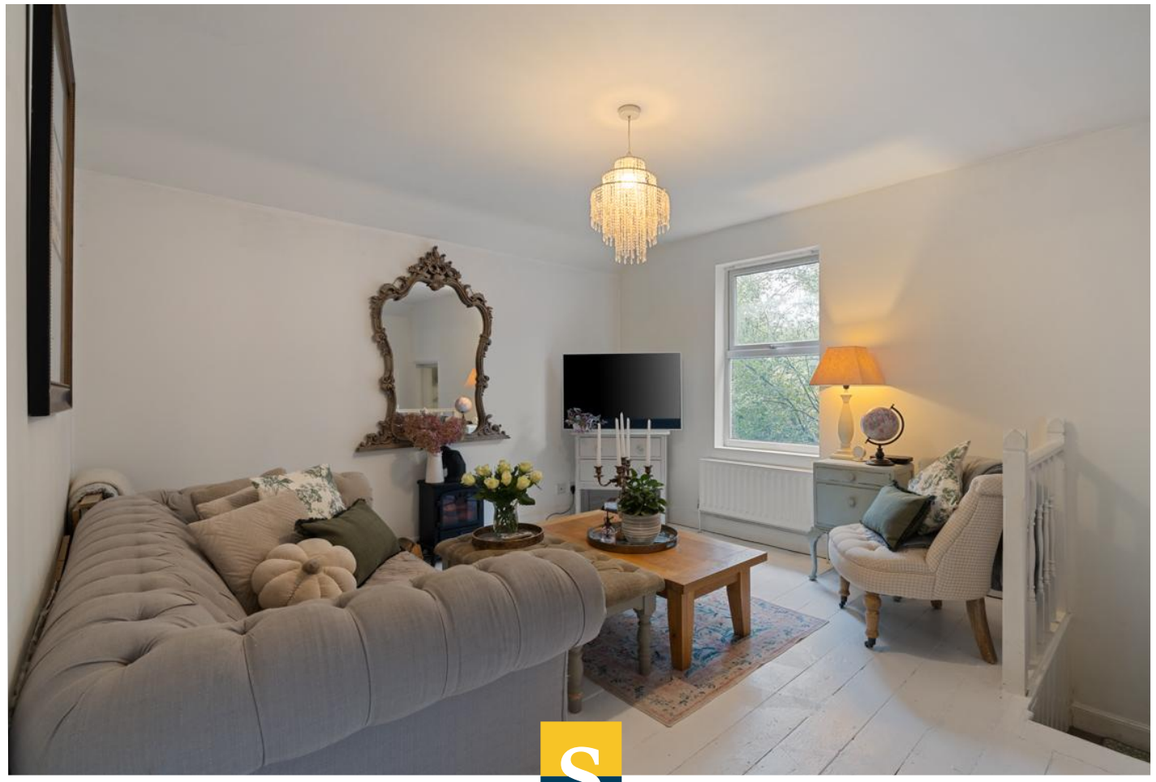


Total area: approx. 43.8 sq. metres (471.0 sq. feet)

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.

Seymours

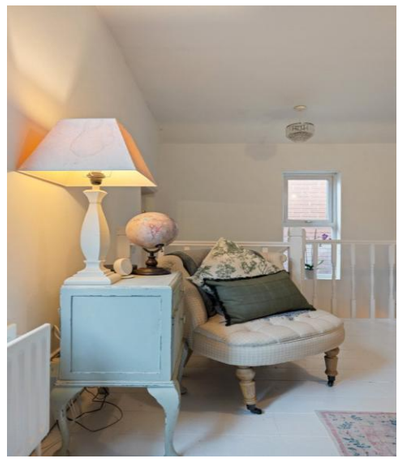


109A, Wey Hill, Haslemere, GU27 1HS

£175,000 – Leasehold 188 years 11 months

A charming and characterful one-bedroom first-floor apartment, ideally positioned in the heart of Wey Hill, offering approximately 471 sq ft of thoughtfully arranged accommodation. Highlights include a bright and inviting living room with painted wooden floorboards, a feature fireplace, a stylish kitchen with striking teal cabinetry, a comfortable double bedroom and a well-appointed bathroom. Perfect for first-time buyers, investors or those seeking a convenient town-centre home within easy reach of Haslemere's mainline station.





Bedrooms	Bathrooms	EPC Rating	Sq Ft	Station	Council Tax	Service Charge	Ground Rent
1	1	E	444	0.6	Band	N/A	N/A

Lease Length – 188 years 11 months

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 £1,100 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

Situated in the heart of Haslemere's popular Wey Hill shopping area, this charming one-bedroom apartment offers an appealing blend of character, individuality and everyday convenience. Occupying the first floor of an attractive period building, the property enjoys a welcoming interior with painted wooden floorboards, tasteful décor and an abundance of natural light.

Accessed via its own ground-floor entrance, a welcoming hallway provides a practical space for coats and shoes, with a staircase rising to the first-floor accommodation.

The stairs open directly into a delightful living room, a bright and inviting space measuring approximately 15'7" in length. Painted white wooden floorboards, decorative lighting and a charming wood-burner-style electric stove create a wonderful sense of character and warmth. Windows provide plenty of natural light, while the open staircase and traditional balustrading add to the room's distinctive appeal. There is ample space for comfortable seating, making this an ideal setting for relaxing or entertaining.

Leading off the living room, the kitchen makes a colourful statement with its striking teal cabinetry, contrasting work surfaces and patterned flooring. A practical arrangement of cupboards and worktops provides useful storage and preparation space, while a central island with a wooden worktop offers additional storage and an informal breakfast bar. A window brings natural light into this cheerful and functional space.

A small inner hallway leads to the double bedroom, a comfortable and thoughtfully styled room with soft neutral tones, fitted carpet and space for bedroom furniture. The adjoining landing benefits from painted wooden floorboards and a useful full-height mirrored storage cupboard.

Completing the accommodation is the bathroom, fitted with a panelled bath and overhead shower, wash basin and WC. White wall tiling is complemented by turquoise mosaic detailing, painted bath panelling and a decorative glazed window, adding further personality to the interior.



Positioned directly on Wey Hill, the apartment places a superb selection of everyday amenities right on the doorstep, including independent shops, cafés, restaurants and local services.

Haslemere's mainline railway station is just 0.5 miles away, offering regular services to London Waterloo and Portsmouth, making this a particularly convenient location for commuters. The historic High Street provides a further selection of independent boutiques, restaurants and amenities, while the surrounding National Trust countryside, Blackdown and the South Downs National Park offer excellent opportunities for walking and outdoor pursuits.

Combining character, convenience and an individual sense of style, this appealing apartment presents an excellent opportunity for first-time buyers, investors or those looking for an easily managed home in a central location.









