

29 BEACON HILL COURT

HINDHEAD • SURREY

29 Beacon Hill Court, Hindhead, Surrey, GU26 6PU

Generous and well-presented two bedroom ground floor flat (in a block of only 6) within a well-regarded development, enjoying views over communal gardens. No Onward Chain. Long lease plus a share of the freehold.

- From the moment you enter Beacon Hill Court there is a sense of space around you, with well-maintained grounds and plenty of visitor parking spaces. This flat also benefits from a lockable garage within a block close by
- Tucked away position at the rear of the development away from the road
- A well loved home for nearly 20 years which has been cared for and modernised throughout the years and is presented in ready to move into condition
- A private front door opens into a good sized hallway with several storage cupboards
- There is a generous sitting room with a large picture window overlooking the communal garden, central electric fire and patio doors opening onto the communal grounds
- Dining room/study with a pleasant outlook. Scope to either open to the sitting room or kitchen if desired to create more open plan living accommodation or to be used as a third bedroom if required
- Modern fitted kitchen with an excellent range of drawer and cupboard storage including an integrated double oven and hob, washing machine, dishwasher and fridge freezer. Again, a large window allows plenty of natural light in
- Two double bedrooms, both enjoying large windows; the principal bedroom benefitting from extensive fitted wardrobes and furniture by Sharpes, while bedroom 2 has a fitted cupboard and vanity sink unit
- Completing the accommodation is a contemporary shower room with walk in shower
- The local shops in Beacon Hill are within walking distance as are some lovely woodland walks either at The Golden Valley, Highcombe Edge or The Devils Punchbowl
- The flat is leasehold with the balance of a 999 year lease; approx. 980 years remaining zero ground rent payable
- The service charge is usually £1,200 per annum, but there is a temporary uplift to £850 for the most recent 6 month period (from 1st October 2026) to cover recent works, it is expected to revert to £1,200 per annum in 2027.
- Offered with no onward chain.



KEY INFORMATION

Ground floor two bedroom flat
Offered with no onward chain
Leasehold with a share of the freehold
Lovely level communal gardens
Walking distance of Beacon Hill shops
Garage in block plus visitor parking

Aberdeen House, Headley Road, Grayshott, GU26 6LD

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LOCATION

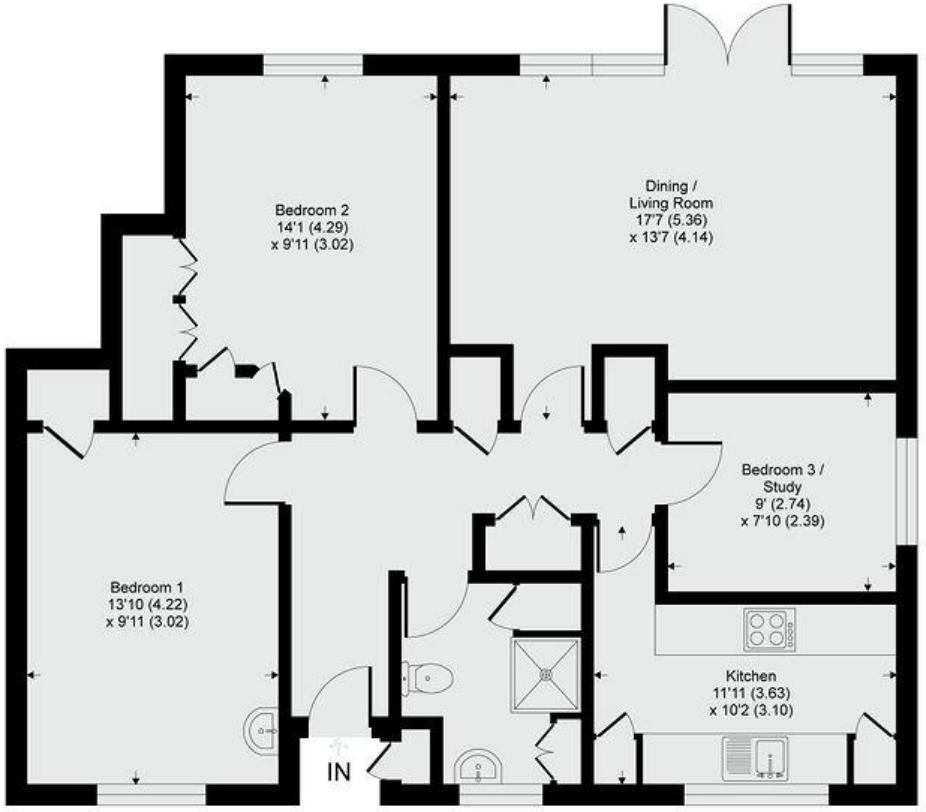
Beacon Hill Court is a spacious development with generous level grounds surrounding, offering a high degree if privacy from passers by. It enjoys a corner plot position on the corner of the historically prominent Wood Road and is within easy walking distance of Beacon Hill shops, Primary School and nursery, as well as being close to local woodland and National Trust land. It is also well placed for access to Hindhead, Grayshott, Haslemere or Farnham. Beacon Hill itself is a small, charming Surrey village surrounded by National Trust Land at The Golden Valley, Highcombe Edge and The Devils Punchbowl. It has a number of useful local shops and restaurants, with Hindhead Golf Course close by and Beacon Hill primary school being within walking distance (catering for both infants and juniors). There a additionally an excellent range of private schools within close proximity, please ask for more details. 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, many acres of National Trust lands, ideal for walking and riding and sailing at Frensham Pond.

Tenure: Leasehold plus a share of the freehold **EPC Rating:** C **Council Tax Band:** C (Correct at time of publication and is subject to change following a council revaluation after a sale)

Services: The property has mains water, electricity, gas fired central heating to radiators and mains drainage. **Broadband and Mobile services:** Visit checker.ofcom.org.uk

Beacon Hill Court, GU26

Approximate Gross Internal Area = 82.1 sq m / 884 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes. Copyright House View Media. 2026 - Produced for Seymours







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