



**Keats**  
independent estate agents

Fernhurst, Haslemere

Guide Price

£199,500





# Fernhurst

15 Tavern Court, Fernhurst, Haslemere, GU27 3NN

Guide Price **£199,500**  
Leasehold -967 years remaining

SPACIOUS TWO BEDROOM MAISONETTE CLOSE TO SHOPS IN THE SOUGHTAFTER WEST SUSSEX VILLAGE OF FERNHURST. IDEAL FIRST HOME OR INVESTMENT PURCHASE.

EPC BAND C

VIRTUAL TOUR AVAILABLE



- TWO DOUBLE BEDROOMS
- SPACIOUS LIVING ROOM
- FITTED KITCHEN
- MODERN BATHROOM
- GAS FIRED HEATING
- DESIRABLE VILLAGE LOCATION
- CLOSE TO NEIGHBOURHOOD SHOPS
- IDEAL FIRST HOME
- PERFECT FOR INVESTMENT
- NO ONWARD CHAIN

FERNHURST lies in the north-west corner of West Sussex within the South Downs National Park. It is just a few minutes drive from Haslemere (55 minutes by train to London Waterloo) and close to the border of Hampshire. The A286 runs through its centre dividing the village into west and east. The idyllic village green on the eastern side is surrounded by old and beautiful buildings, within walking distance is the Parish Church, pavilion, cricket green and primary school. The village provides shops for most day-to-day needs including a post office and chemist. More comprehensive shopping and leisure facilities are available in Haslemere. The surrounding countryside comprises a mixture of woodland and farmland ideal for sporting and country pursuits, whilst to the south is Chichester famous for its theatre, cathedral and sailing.

#### THE PROPERTY

Situated in the heart of the popular village of Fernhurst, this TWO BEDROOM TOP FLOOR MAISONETTE offers ideal accommodation as a first time buy or as a rental investment. Located close to neighbour shopping and within easy access of both Haslemere and Midhurst, the property benefits from a spacious dual aspect living room and two bedroom both with fitted wardrobes. Some redecoration and new white goods may be required. Parking for cars is also available to the rear of Tavern Court. The accommodation comprises:

UPVC and double glazed front door leading to small hallway and stairs to landing with access hatch to loft void and doors to all rooms

**LIVING ROOM:** 12'7 X 11'1 (3.83M X 3.39M) A light dual aspect room with double glazed windows to front and side aspect. TV and telephone points. Wall mounted radiator.

**BEDROOM ONE:** 11'11 X 10' (3.63M X 3.05M) Double glazed window to front aspect. Large double door airing cupboard housing hot water cylinder. Double built-in wardrobe cupboard. TV point. Radiator.

**BEDROOM TWO:** 9'1 X 7' (2.77M X 2.13M) Glazed window to side aspect. Range of fitted storage cupboards. Radiator.

**KITCHEN:** 10'4 x 5'10 (3.16m x 1.79m) Galley style kitchen fitted with a range of modern base units with work surfaces over and inset single drainer stainless steel sink unit and mixer tap; four burner gas hob inset to work surface; integrated oven; space and plumbing for washing machine; fridge freezer. Double glazed window to rear aspect. Wall mounted Worcester gas fired boiler.

**BATHROOM:** 7'5 X 5'8 (2.25M X 1.72M) Double glazed window to rear aspect providing lots of natural light. Modern sanitary suite comprising pedestal wash hand basin, low-level WC and panelled bath with telephone style shower attachment. Wall mounted vanity mirror. Radiator.

**PARKING:** There is parking to the rear of the property

**INTERNET CONNECTIVITY:** High speed broadband is available in the local area.

#### LOCAL AUTHORITY

Chichester District Council Tax Band: B

#### TENURE

Leasehold – A lease of 999 years granted on 1<sup>st</sup> June 1989

**EPC RATING:** 77/77 Band C

**SERVICE CHARGES:** £150 PA

Anticipated rental yield £850 pcm

#### DIRECTIONS

The property can be found close to the central village cross roads, just after the neighbourhood shopping parade. When coming from the village centre, take the sharp left hand turn into Tavern Court and drive to the parking area. Walk back to the main road and turn left, number 15 will be found towards the end of the row.

#### VIEWING

Strictly by confirmed appointment with the Agents. Office hours Mon-Fri 8.45am – 5.45pm, Saturday 8.45am – 4pm. RMT 12/03/2021





#### AGENTS NOTES

All dimensions are approximate and quoted for guidance only. Reference to appliances and/or services does not imply they are necessarily in working order or fit for the purpose.

Buyers are advised to obtain verification from their solicitors as to the Freehold/ Leasehold status of the property and any fixtures and fittings.

These particulars do not constitute or form part of an offer or contract nor may they be regarded as presentations.

All interested parties must themselves verify their accuracy.

