



**Keats**  
independent estate agents

## Wey Hill Haslemere

Guide Price

**£260,000** Leasehold





# Haslemere

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Clay Hill House, Wey Hill, Haslemere, GU27 1DA

A spacious three bedroom top floor apartment situated within an easy walk of Wey Hill shops and Haslemere Mainline station and also within a short drive of Haslemere High Street.





- Top Floor Apartment
- Three Bedrooms
- Sitting Room
- Kitchen/Breakfast Room
- Bathroom
- Electric Heating
- Parking
- Walking Distance of Wey Hill Shops
- Walking Distance of Main Line Station
- Close to Haslemere Town

HASLEMERE is situated on the Surrey/Sussex/Hampshire borders. It has excellent road (44 miles via the nearby A3) and rail links (Waterloo approximately 55 minutes) to London and Heathrow and Gatwick Airports (via the A3/M25) are approximately 40 miles away with Portsmouth and the south coast being just over 20 miles distant. The town is protected by the hills of Hindhead, Blackdown and Marley, the majority of which is National Trust owned. Haslemere provides day-to-day shopping facilities (including Waitrose and a Marks & Spencer Food Hall) along with many boutique and specialist shops, a variety of bars, restaurants and coffee houses, the award winning Haslemere Educational Museum, churches of the principal denominations and an excellent range of schooling, both state and private. The Haslemere and The Edge leisure centres offer a wide selection of recreational facilities and golf can be enjoyed nearby at Liphook, Hindhead and Chiddingfold. The Georgian Hotel and Lythe Hill Hotel provide spa facilities in the Town and Champneys Forest Mere in nearby Liphook

#### THE PROPERTY

The apartment boasts wide reception hall. There is an impressive sitting room with leaded light windows to the front. The kitchen/breakfast room has a range of wall mounted and base cabinets and is situated at the rear of the property benefitting from views over the communal garden, car park and woodland beyond. The bathroom has a bath with a fitted shower and screen. There is a heated towel rail, a wash basin, and a low-level WC.

The Main bedroom is rear aspect and 2 triple built in wardrobe cupboards. The second double bedroom is front aspect with leaded light windows and a feature ornate fire surround. The third bedroom is a single and again is front aspect.

#### OUTSIDE

There is a beautiful communal rear garden and off-street parking.

#### LOCAL AUTHORITY

Tax Band: C

#### TENURE

Leasehold

EPC RATING: 57/82

#### DIRECTIONS

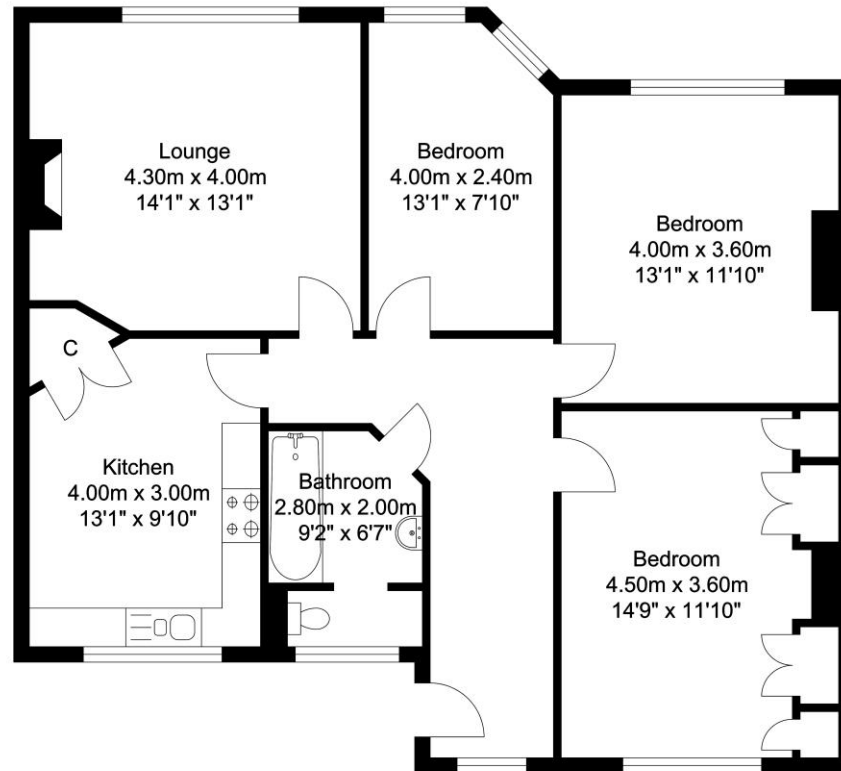
From our office in the High Street turn right at the old town hall onto Lower Street. Continue along passing Haslemere station under the bridge and at the top of the hill. Clay Hill House is next door to the wine merchants turn left immediately before the car park.

#### VIEWING

Strictly by confirmed appointment with the Agents.

Office hours Mon-Fri 8.45am – 5.45pm, Saturday 8.45am – 4pm. JS 20/09/2021





Total Approximate Area  
955.40 sq. ft.  
(88.76 sq. m)

#### 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.

