



6 Fernden Heights

A Stunning Two Bedroom Duplex Penthouse Apartment with



- ▶ Duplex Penthouse Apartment
- ▶ South Facing Sitting Room With Double Doors
- ▶ 14 Acres Of Glorious Communal Grounds
- ▶ Wonderful Parkland Setting
- ▶ Bright & Light Accommodation Throughout
- ▶ Sensational Views Overlooking The South Downs National Park
- ▶ Private Allocated Parking
- ▶ EV Chargers
- ▶ Primary Bedroom With Juliet Balcony
- ▶ Four Piece Bathroom Suite

6 Fernden Heights is a luxurious two double bedroom top-floor duplex apartment nestled within a characterful Victorian building that was a former school. Set in extensive grounds with stunning views over the surrounding countryside. The property has been lovingly looked after by the current owner with the main features being the impressive views and the bright spacious accommodation throughout set over two floors.

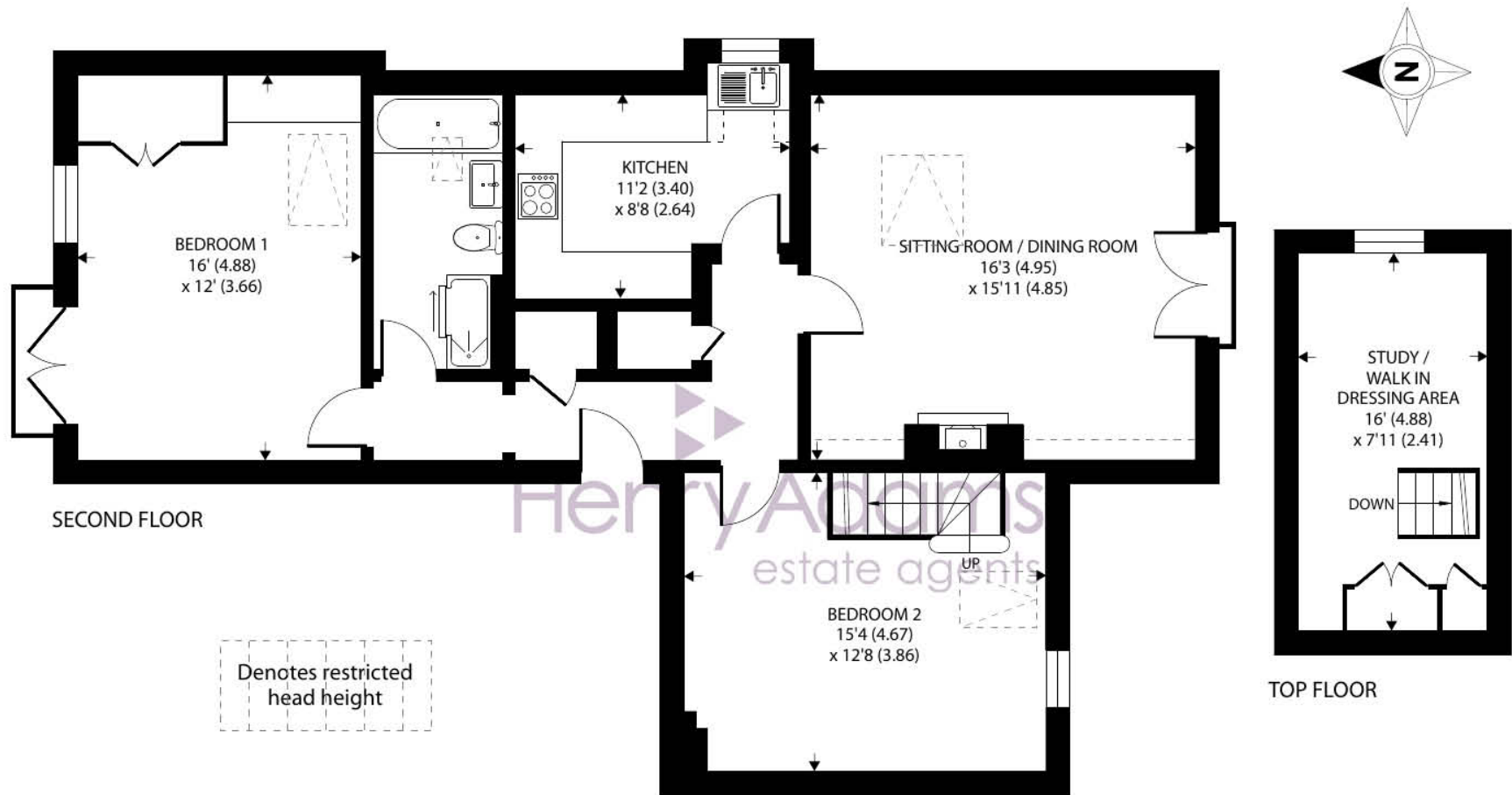
The lower level boasts a grand living room with double doors that unveil breathtaking views of the South Downs National Park, flooding the space with natural light. There is also an adjacent kitchen to the sitting room. The primary bedroom features double doors leading to a Juliette balcony and ample built-in storage. A luxurious four-piece family bathroom with a walk-in shower and separate bath. Additionally, completing this level is a versatile second reception room, currently serving as a dining area but could easily transition into a second bedroom, with a staircase ascending to a study or walk-in dressing room.

Lease Length: Share Of Freehold 999 years from 29 September 1989

Service charge approximately £3,124 per annum

West Sussex C.C Tax Band: Band E





6 Fernden Heights, Haslemere

Approximate Area = 1047 sq ft / 97.3 sq m

Limited Use Area(s) = 21 sq ft / 2 sq m

Total = 1068 sq ft / 99.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Henry Adams. REF: 1119529

Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

Location

Set in about 14 acres of communal grounds within an Area of Outstanding Natural Beauty yet approximately 2½ miles from Haslemere mainline station which offers a fast service to London Waterloo in around 49 minutes. This is a delightful semi-rural location close to large areas of National Trust land and Haslemere town centre is just a short drive away with a good range of independent shops and boutiques, restaurants and coffee houses. There are good road links to London and the south coast and excellent leisure facilities locally including popular golf courses at Liphook and Hindhead.

Directions

SAT NAV: GU27 3LN

What3Words: juices.nearly.confronts

Mains: Gas, Electric, Water and Drainage

Instagram: Follow us @haslemerepropertyclub

