



Keats
independent estate agents

Hindhead
£199,950



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12 Beacon Hill Court, Hindhead, GU26 6PU

A well presented and superbly located two bedroom ground floor apartment with an open aspect over the communal gardens with the added benefit of a garage in a block.



- Ground Floor Apartment
- Two bedrooms with fitted wardrobes
- Sitting room with views over the communal grounds
- Fitted kitchen/breakfast room
- Garage
- Direct access via steps to outside
- Well kept Communal grounds
- Close to local amenities

Hindhead is the highest Village in Surrey, best known as the location of the Devils Punch Bowl, a stunning local beauty spot and a site of scientific interest, notorious in the 18th Century for highwaymen. In 1786 three men were convicted of the murder of an unknown sailor making his way from London to his ship, and the perpetrators were hung in chains as a warning to others on the nearby 'Gibbet Hill', just a short walk from the Punchbowl.

Within Hindhead are a small selection of shops, including a post office and a fuel station forecourt. The neighbouring village of Grayshott offers a wider range of facilities and the larger towns of Farnham and Haslemere are both within ten and four miles respectively, offering High Street shopping and main line rail connections to London (Waterloo) in less than one hour. The nearby A3 offers motorway style connections to London, the south coast and both principal airports.

THE PROPERTY

A light and well presented ground floor apartment with two good sized bedrooms, kitchen/breakfast room, bathroom and a sitting room with French doors accessing the communal grounds. The property is within walking distance to local amenities and schools. Access via a communal entrance to no 12. There is an entrance hall way with a large coat cupboard. The fitted kitchen/breakfast room has white gloss, wall mounted and base kitchen cabinets with spaces for appliances and there is adequate space for dining. There are two bedrooms - the larger bedroom has a Westerly aspect overlooking the communal grounds, and the smaller second bedroom overlooks the grounds to the front. Both have fitted double wardrobes. The bright sitting room has a picture window and French doors lead to the communal gardens. There is a neat bathroom. The property benefits from double glazing and gas central heating.

OUTSIDE

The property benefits from well kept communal gardens and a garage in a private block

LOCAL AUTHORITY

East Hampshire District Council Tax Band: C

TENURE

Leasehold 999 years from 1st January 2007. Service charge £95 per month

EPC RATING: 55/76

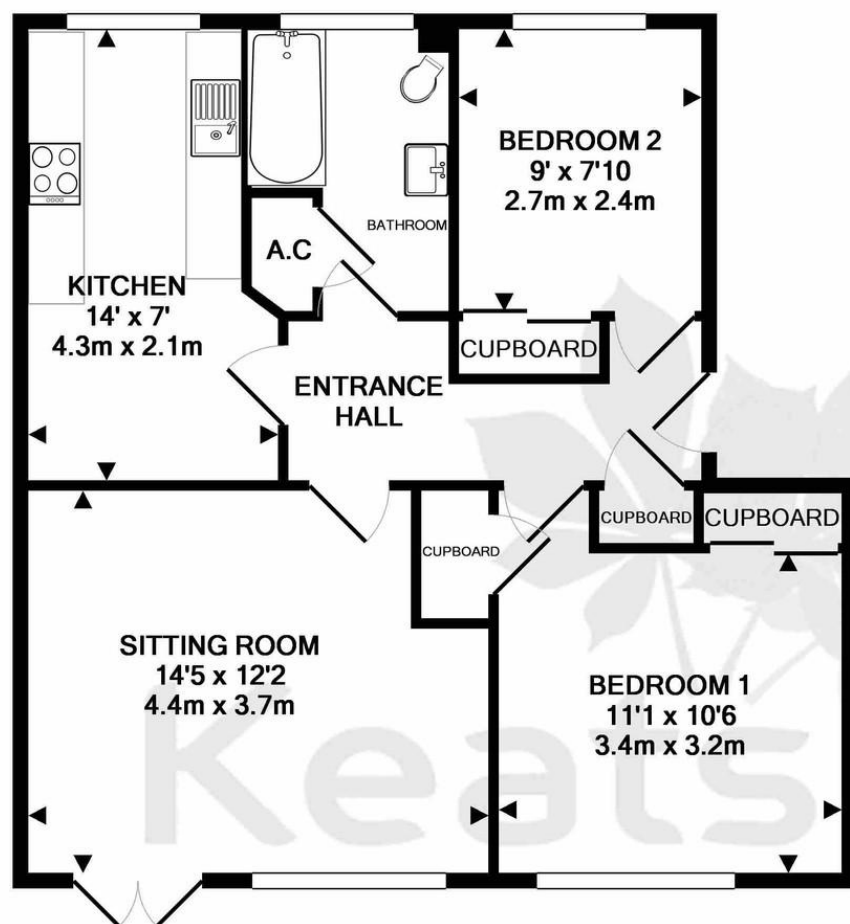
DIRECTIONS

From the southern end of Haslemere High Street (Town Hall) bear round to the right into Lower Street and continue onto A287 Hindhead Road. At the mini-roundabout, take first exit onto A287 Portsmouth Road and at the second mini-roundabout take 2nd exit onto Tilford Road A287. Continue on this road for approx. 1 mile then turn right onto Wood Road. The entrance to Beacon Hill Court can be found on your left.

VIEWING

Strictly by confirmed appointment with the Agents. Office hours Mon-Fri 8.45am – 5.45pm, Saturday 8.45am – 4pm. 25/11/2020





TOTAL APPROX. FLOOR AREA 637 SQ.FT. (59.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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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.

