



INTRODUCING
1A KINGS ROAD

HASLEMERE, SURREY GU27 2PG

BEDROOM
1 BEDS

AREA
460 SQFT

BATHROOM
1 BATH



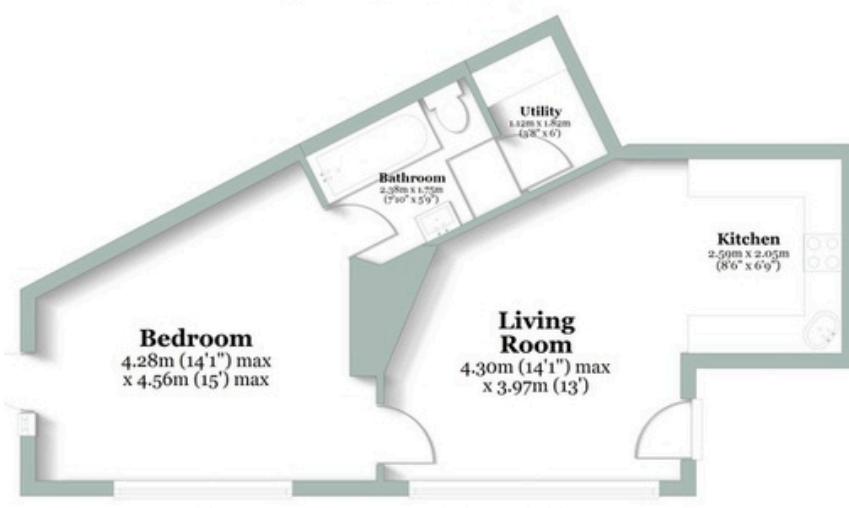
KEY FEATURES

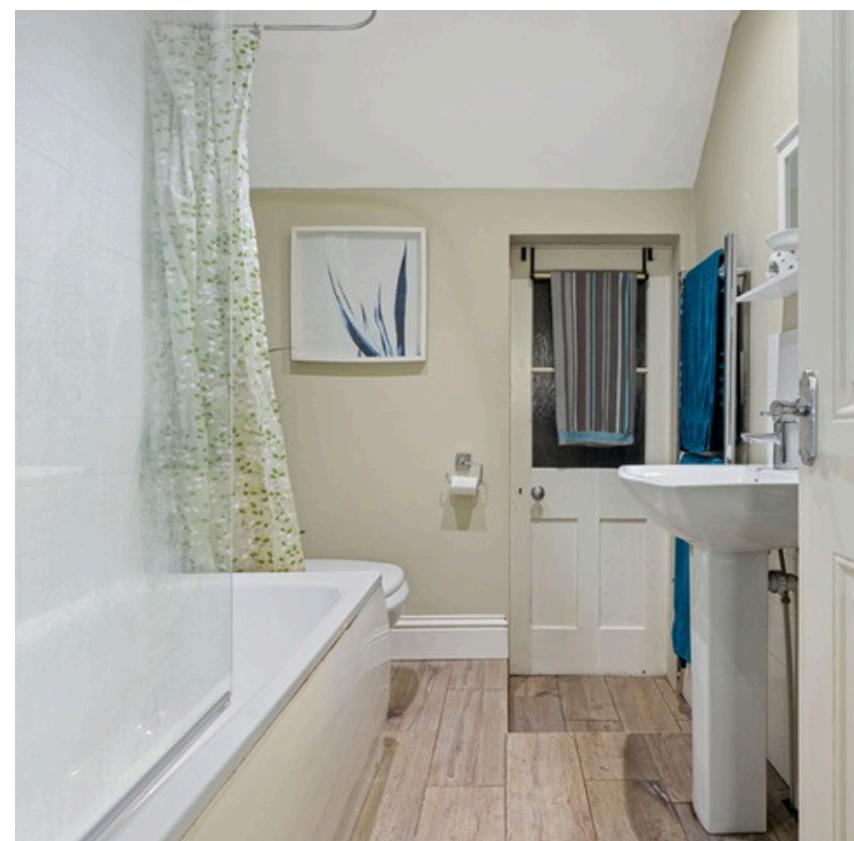
- One bedroom, ground floor apartment
- Open plan living & kitchen
- Main bathroom, with utility cupboard
- Off road parking for one car
- Brand new double glazed windows
- Opposite the MLS & walking distance of High Street
- Ideal first time purchase or investment

WELCOME HOME

Situated in a convenient position opposite the mainline station and within easy walking distance of the High Street, this one bedroom ground floor apartment is an excellent opportunity for a first-time buyer or investor.

Once an amusement arcade, this apartment has been thoughtfully designed to maximise space and features large, arched windows, that have recently been upgraded to double glazing by the current owner. The heart of the home is an open plan living and kitchen, with integrated appliances, creating a welcoming space for both day-to-day living and entertaining. The bedroom is well-proportioned, while the bathroom is fitted with a modern white suite and complemented by a practical utility cupboard.





OUTSIDE

The property is accessed via Kings Road and benefits from an allocated parking space for one car, located to the rear of the building off Longdene Road.

A small courtyard area is accessible from the bedroom and has been laid with artificial lawn. The current owner makes use of the space for two pop-up greenhouses, ideal for growing shrubs or preparing plants for the allotment, while trellising provides additional privacy and security.





NEED TO KNOW

Share of Freehold, 999 years from 2014

Service Charge £1000PA

EPC Rating E 39

Mains Electricity & Water

Council Tax Band B

Waverley Borough Council

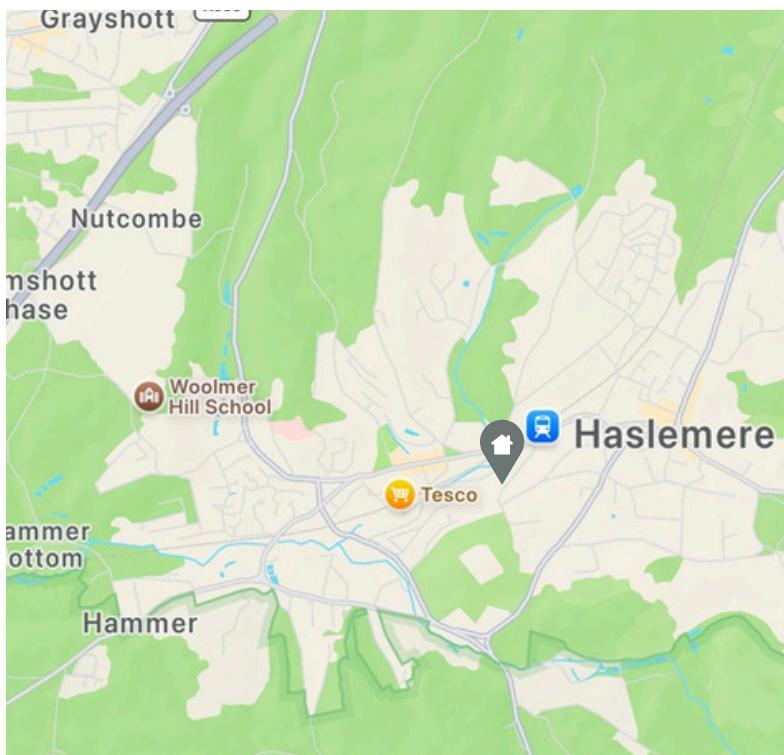
Whilst every effort has been made to ensure accuracy, these particulars should not be relied upon and should be verified by your lawyer.



NEAR ME

Haslemere offers a plethora of opportunities for entertainment, whether you are a keen walker and want to enjoy the benefits of living on the edge of The South Downs National Park or prefer to parade around the mix of unique boutiques & shops found on the High Street, there is something for everyone.

Having great transport links (A3 & mainline station to Waterloo in approx 55 mins) you are ideally connected to larger towns and cities.



PUBS

THE MILL
LIPHOOK ROAD
SHOTTERMILL

THE WHITE HORSE
HIGH STREET
HASLEMERE

SHOPS

MARKS & SPENCER
LION LANE
HASLEMERE

TESCO
LION GREEN
HASLEMERE

RESTAURANTS

CHILLI NIGHTS
WEY HILL
HASLEMERE

SABAI THAI
WEY HILL
HASLEMERE

CAFE

LIONS DEN
WEYHILL
HASLEMERE

OLIVERS
WEST STREET
HASLEMERE

ENTERTAINMENT

HASLEMERE HALL
BRIDGE ROAD
HASLEMERE

HASLEMERE MUSEUM
HIGH STREET
HASLEMERE



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