

wpr

3 Beaufield Gate, Three Gates lane | £340,000

Haslemere | Surrey | GU27 2LN





### 3 Beaufield Gate, Three Gates Lane, Haslemere, Surrey, GU27 2LN

£340,000 Share of freehold

- Haslemere town centre 0.2 miles
- Haslemere mainline train station 0.5 miles
- A3 4.0 miles
- Guildford 15.7 miles
- M25 23.3 miles

## Stunning location on the edge of the High Street, beautifully presented 2 bedroom, 2 bathroom apartment.

- Within a short walk of shops, mainline station & open countryside.
- Light and airy apartment
- Beautifully presented and thoughtfully updated
- 2 Bedrooms
- 2 bathrooms
- Reception room opening onto a south facing balcony
- Beautifully refitted kitchen with breakfast bar
- Private communal south facing gardens

**DESCRIPTION:** Superbly located within walking distance of all that Haslemere has to offer, this bright first floor apartment has recently been thoughtfully and extensively refurbished. As you enter the apartment you can immediately see the work that gone into making the apartment a wonderful home including new doors, oak wood floors in the reception areas, new carpets in the bedrooms, a stunning kitchen and bathrooms. For anyone working at home hard wired computer points have been installed into the reception room and bedroom 2. From the reception room doors open onto a balcony a perfect space for a cooling drink in the summer to enjoy the outlook over the communal gardens.





To the front the property is approached via wrought iron gates leading to allocated parking and visitors parking.

**LOCATION:**

Situated within a few minutes walk of boutique and nationally known shops, pubs and restaurants, including the newly opened Coppa Club and Swan Barn, which is a quiet retreat of woodland and pasture seconds from Haslemere High Street. Haslemere town provides a comprehensive range of amenities, including a mainline station (1/2 a mile away), providing a frequent service to London Waterloo in under an hour. The countryside surrounding Haslemere is well known for its outstanding natural beauty, with opportunities for walking and running, including Black Down and the Devil's Punch Bowl. The coast is c.25 miles to the south, whilst there are a number of local golf courses.

**DIRECTIONS:** From our Haslemere office on the High Street, head north towards Grayswood on the A286 for approximately 0.2 miles. Turn right into Three Gates Lane and Beaufield Gate is the first right hand turn.

**COUNCIL TAX:** WBC Council Tax Band E

(Correct at time of publication and is subject to change following a council revaluation after a sale)

**TENURE:** Share of Freehold -Lease 125 years from 1989

**MAINTENANCE CHARGE:** £1560 pa (2023)

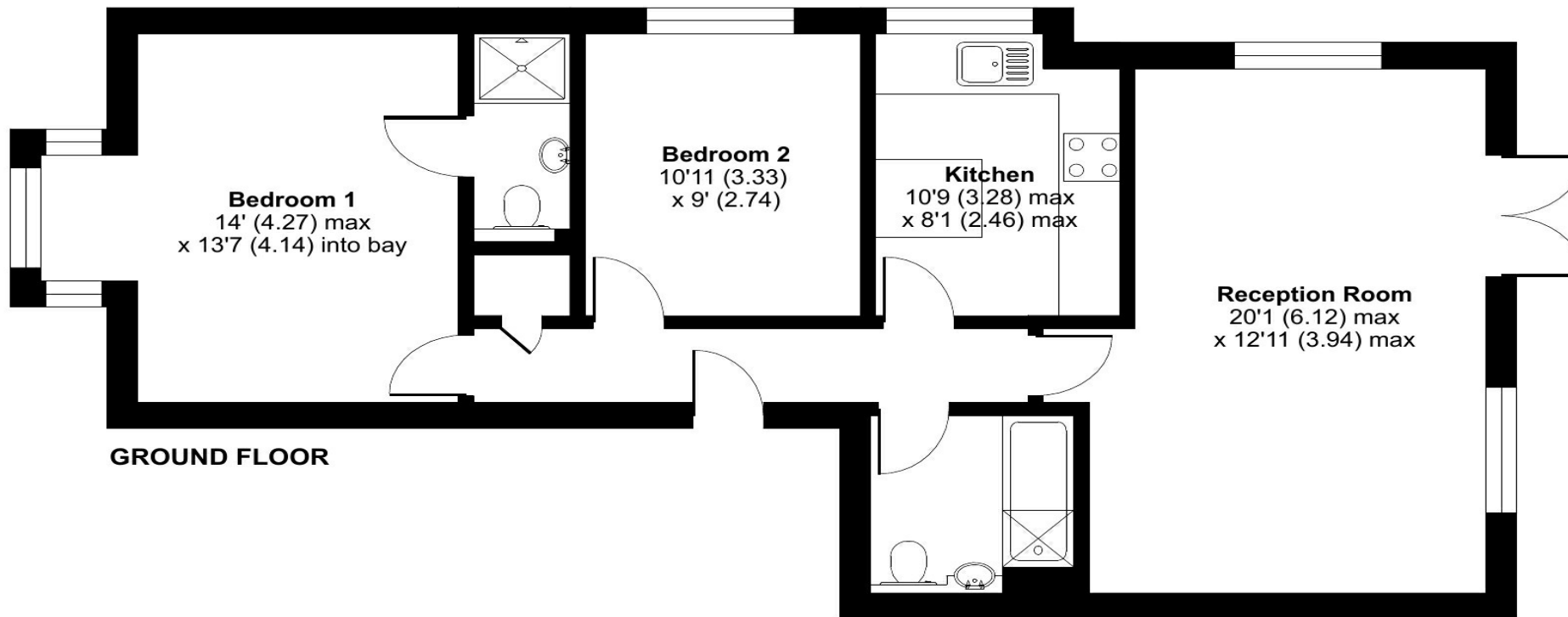
**SERVICES:** All mains services



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Approximate Area = 769 sq ft / 71.4 sq m

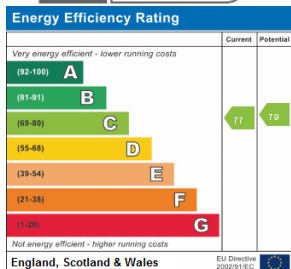
For identification only - Not to scale



**GROUND FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Warren Powell-Richards. REF: 937320



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