

warren
powell-richards

Kings Road | £350,000

Haslemere | Surrey | GU27 2QA



Systems House

2 Kings Road, Haslemere, Surrey, GU27 2QA

£350,000 Freehold

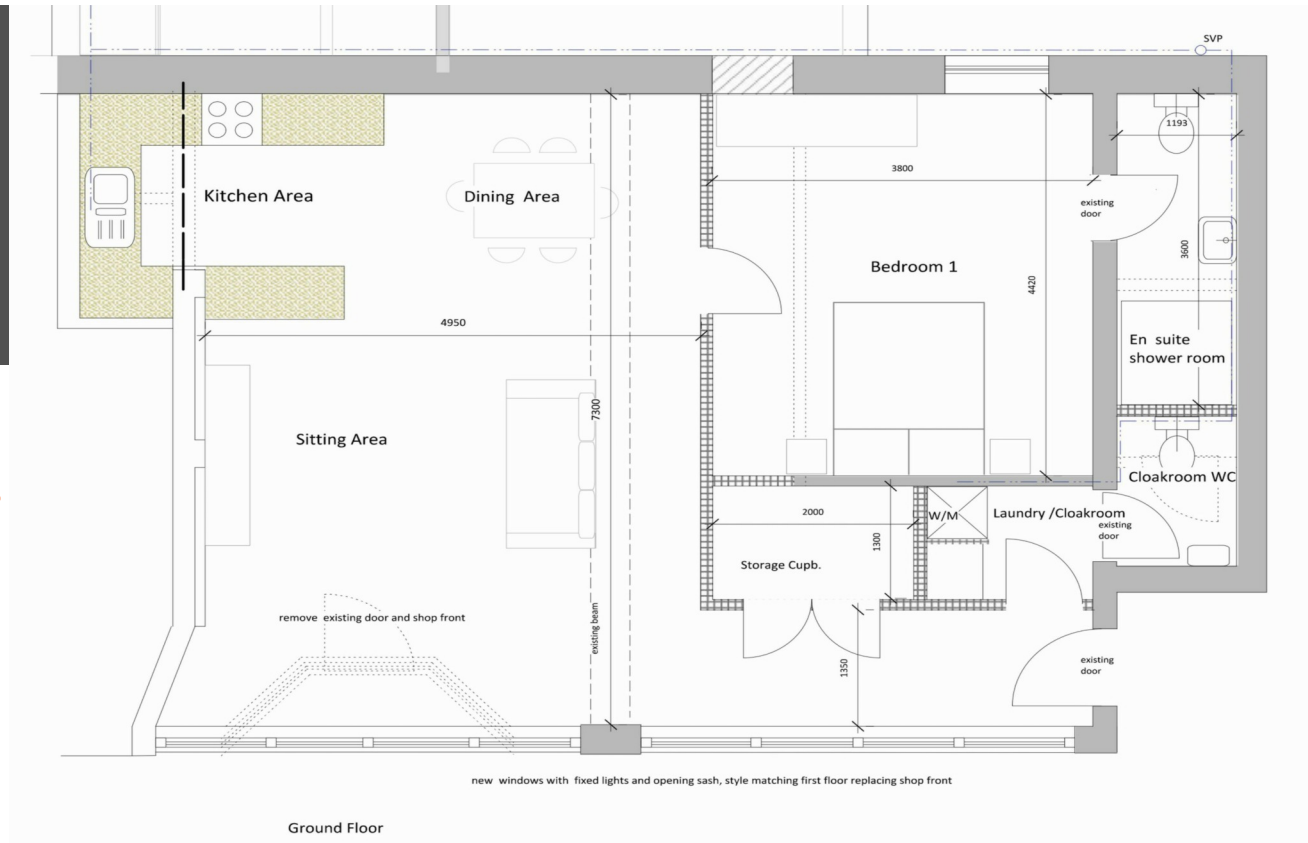
- Town Centre/Wey Hill 0.5 miles
- Haslemere mainline train station 250 yards
- Guildford 15 miles
- A3 3.5 miles
- M25 25 miles

Sold with planning to convert to 2 apartments with parking

- Ideal location walk of station and town
- Fantastic opportunity for development and investment
- Planning granted - WA/2021/02278
- Spacious 1 & 2 bedroom apartments
- Parking

DESCRIPTION:

Currently set up as an office/showroom, our clients have relocated and have received planning to convert the property to 2 spacious apartments. One of the apartments is a 1 bedroom apartment which will extend to approximately 71sqm, with an outlook to the front. The accommodation comprises open plan sitting/dining/kitchen, a double bedroom with an ensuite shower room, separate cloakroom and laundry room and its own entrance. The 2nd apartment extends to approximately 90 sqm and is arranged over 2 floors. Comprising 2 bedrooms both with ensuites, a laundry/cloakroom, open plan sitting/dining/kitchen, study area and its own entrance. Both apartments have parking.



LOCATION:

Situated within a few minutes walk of the station, boutique and nationally known shops, and the general amenities of Haslemere, including the Herons Sports Centre. Haslemere town provides a comprehensive range of amenities, including shopping facilities and a mainline station (200 metres) providing a frequent service to London Waterloo in under the hour. The countryside surrounding Haslemere is well known for its outstanding natural beauty, with opportunities for walking and running including Blackdown and the Devil's Punch Bowl. The coast is c. 25 miles to the south, whilst there are a number of local golf courses.

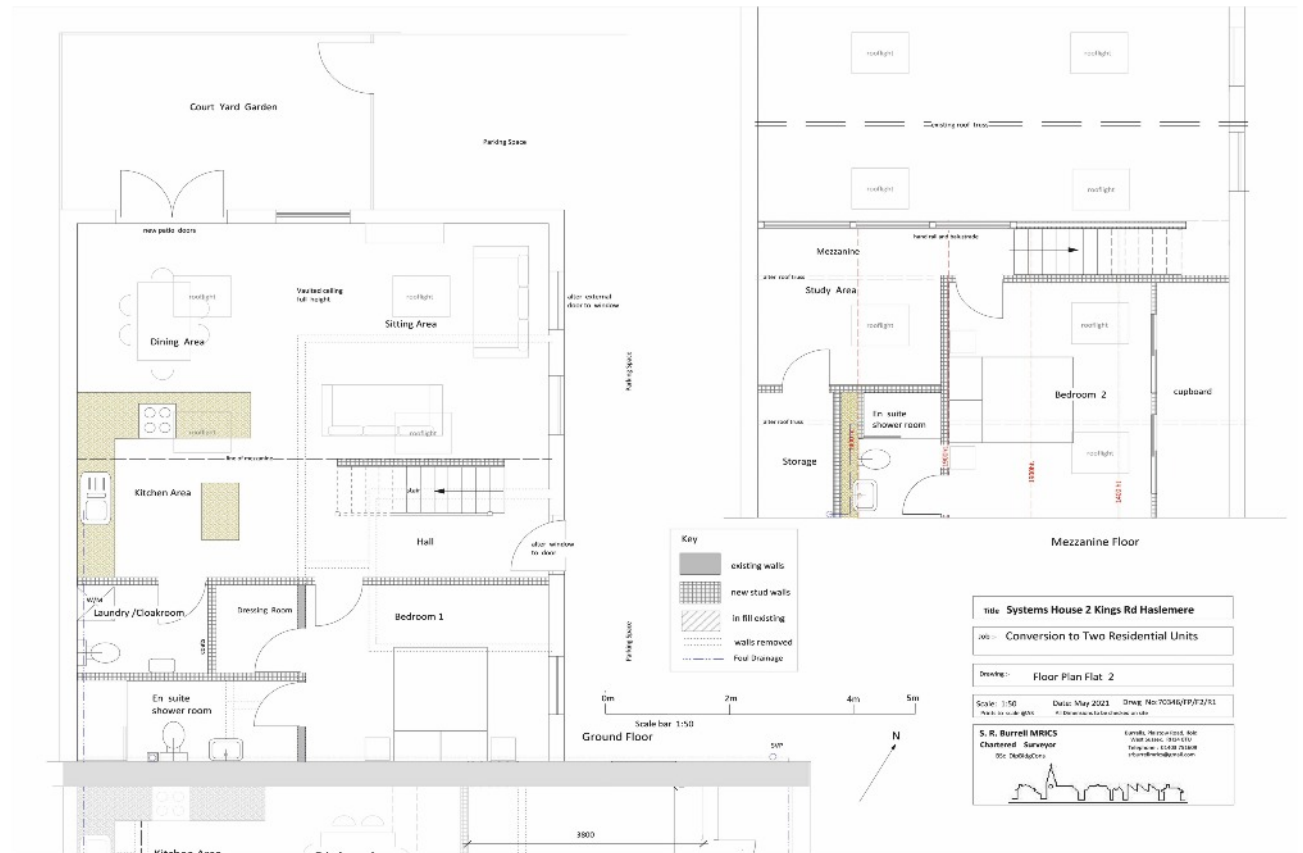
DIRECTIONS:

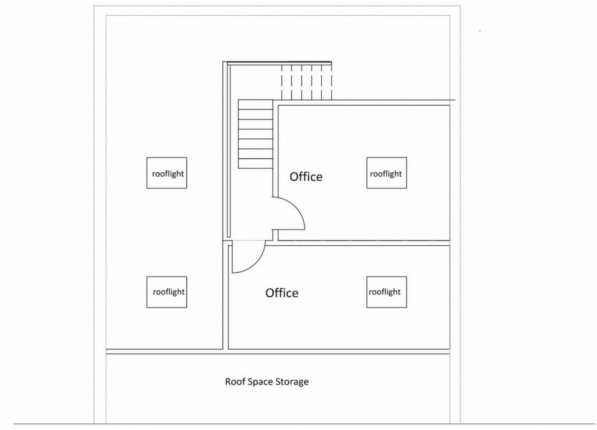
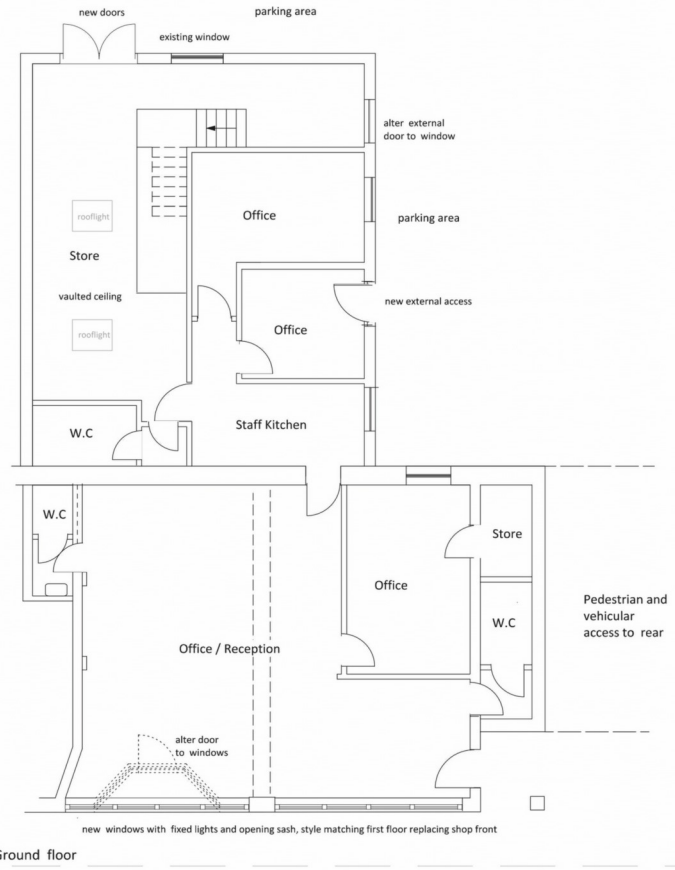
From Haslemere town centre proceed to the railway station and turn left just after the pedestrian crossing into Kings Road. Whereupon Systems House will be found on the right.

COUNCIL TAX: Waverley Borough Council

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

SERVICES: All mains services

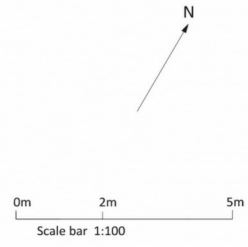




Mezzanine First floor

NB: Conversion of office premises to two residential flats with internal flat layouts approved under prior notification application CR/2021/0006
This application for planning consent to alter external elevations

Title Systems House 2 Kings Rd Haslemere		
Job :- Alteration to External Elevation		
Drawing :- Proposed Floor Plan		
Scale: 1:100	Date: Oct 2021	Drwg No:70346/PPP/R1
All Dimensions to be checked on site		
Prints to scale@A3		
Issue: Planning application		
Revisions:		
S. R. Burrell MRICS Chartered Surveyor BSc DipBldgCons		Burrells, Plainstow Road, Ifold West Sussex, RH14 0TU Telephone : 01403 751609 Email: sburrell@gmail.com



Energy Performance Asset Rating

More energy efficient

A+	0-25
A	26-50
B	51-75
C	76-100
D	101-125
E	126-150
F	151-175
G	Over 175

Net zero CO₂ emissions

52 This is how energy efficient the building is.

Less energy efficient

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