

warren ■
powell-richards

38 Luffs Meadow | £230,000

Northchapel | Haslemere | GU28 9HN

A beautifully presented and quietly located 1st floor flat with 2 bedrooms and a garden within a short walk of the local shop and village green.



38 Luffs Meadow

Approximate Gross Internal Area = 603 sq m / 56 sq ft
 Outbuilding = 43 sq m / 4 sq ft
 Total = 646 sq m / 60 sq ft



FEATURES

- Walk of local shop, pub and open countryside
- Beautifully presented 1st floor flat with views over green
- 2 bedrooms
- Refitted and remodelled bathroom
- Sitting room with open fire
- Kitchen
- Utility cupboard
- Store cupboard & brick built shed
- Private garden with summerhouse

LOCATION:

Northchapel is a well-established village with a good selection of amenities situated approximately 5 miles East of Haslemere which provides a comprehensive range of shopping facilities, schools for all ages both in the private and public sectors and a main line railway station providing a frequent service to London Waterloo in under the hour. In addition, the countryside surrounding Northchapel is well known for its outstanding natural beauty, providing opportunities for walking and riding including Blackdown and the Devils Punchbowl. The coast is approximately 20 miles to the south, whilst there are a number of local golf courses, together with Polo at Cowdray Park and racing at Goodwood.

DIRECTIONS:

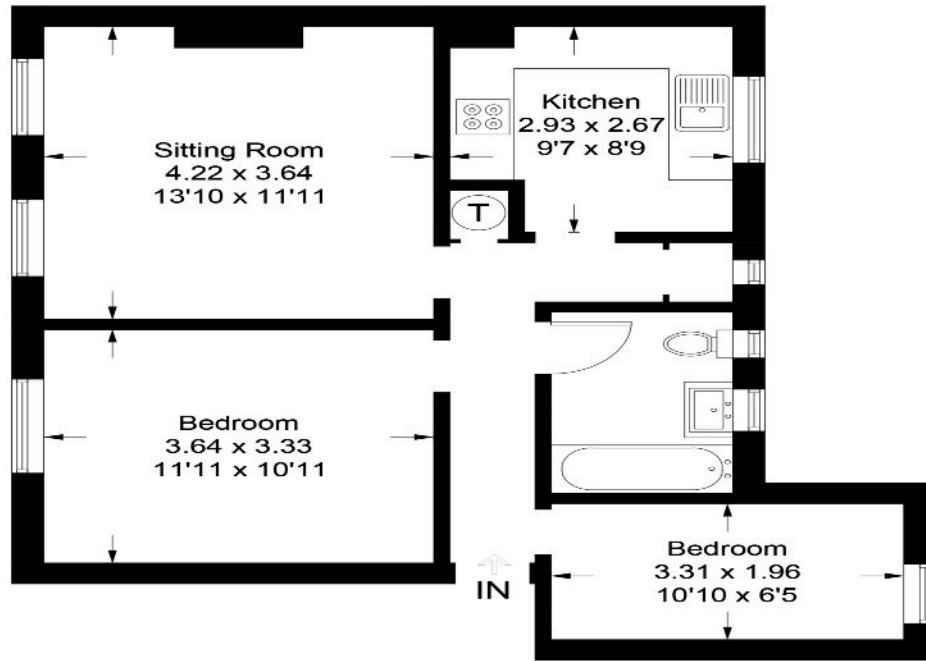
From Haslemere High Street turn East onto Petworth Road, continuing for 3 miles to the 'T' junction. Turn right and continue for 2 miles, upon reaching Northchapel, Luffs Meadow is the second turning on the left. Continue round into Luffs Meadow and no 38 will found on the far side of the green on the left.

COUNCIL TAX: CDC Tax Band A

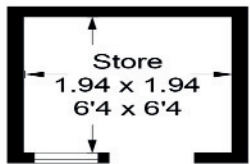
(Correct at time of publication and is subject to change following a council revaluation after a sale)

SERVICES: Electricity, Mains water and drainage.

LEASE: 93 Years remaining - Ground rent £10



First Floor

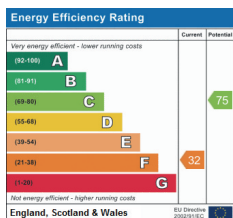


(Not Shown In Actual Location / Orientation)
Outbuilding



(Not Shown In Actual Location / Orientation)
Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID728634)



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