

47 Beacon Crescent | £415,000

Hindhead | Surrey | GU26 6UG

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47 Beacon Crescent

Hindhead, Surrey, GU26 6UG

£415,000 Leasehold

Excellently presented three bedroom top floor apartment with south facing balcony. Situated in a prestigious gated development on the edge of National Trust land with 6 acres of communal gardens. Offered with no onward chain.

- Highly desirable gated development, retaining the exclusivity and prestige of it's initial launch a decade or so ago
- Approached via a sweeping drive and electric gates into landscaped grounds of 6 acres with fountain, formal gardens and visitor parking to the front
- Underground parking with allocated parking space
- Spacious, clean and well cared for communal entrance and stair wells. Video entryphone system and lift facility from underground parking
- Front door opening into generous hallway
- Double aspect sitting room with patio doors onto a south facing balcony
- Fitted kitchen with integrated appliances
- Master bedroom with built in wardrobes and en suite shower room
- Two further bedrooms; one currently used as a dining room
- Family bathroom
- The communal gardens are a real draw, and over the last decade have matured beautifully. Park like lawns predominate with an African Lodge style seating area adjacent to the BBQ, communal tennis courts and a pitch and putt style golf course. The six acres are fringed by The Devils Punchbowl (National Trust) which can be accessed from the grounds via a secure gate offering acres of heath and woodland to be enjoyed
- Excellent home, lock up and leave base for the traveller or rental investment. Offered with no onward chain.



LOCATION

Hindhead is a small historic village, situated between the larger towns of Farnham and Haslemere, both having good high street shopping and main line rail connections to London. Access to the A3 is easy, with motorway style connections to London, the South Coast and both principal airports. Hindhead benefits from many acres of protected countryside owned by the National Trust, including The Devil's Punchbowl (a designated area of outstanding natural beauty).

DIRECTIONS

From the double roundabout in the centre of Hindhead take the A287 towards Churt and Farnham. As the road bends to the left turn right onto Tilford Road. The gated entrance to Beacon Crescent can be seen on the right hand side after about half a mile.

COUNCIL TAX

Waverley Borough Council/Surrey County Council.
Council Tax Band E (Correct at time of publication and is subject to change following a council revaluation after a sale)

SERVICES AND LEASE INFORMATION

All mains services. Leasehold. Balance of a 999 year lease issued in 2006. Ground rent: £350 for 2022. Maintenance charge calculated each year, for 2022 it was £2,804.14 (£233.68 per month)





Approximate Area = 1069 sq ft / 99.3 sq m

For identification only - Not to scale



FIRST 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: 937967



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	73	73
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epcau.com			

Office Locations: Alton • Farnham • Fleet • Godalming • Grayshott • Haslemere •

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