

## 1 REX COURT BEACON HILL ROAD HINDHEAD SURREY GU26 6NR GUIDE PRICE £175,000 LEASEHOLD

**BRAND NEW GROUND FLOOR FLAT**  
**HIGH CEILINGS WITH FEATURE LANTERN SKYLIGHT**  
**HOWDENS KITCHEN WITH INTEGRATED APPLIANCES**  
**EN-SUITE SHOWER ROOM**  
**SUN DECK**

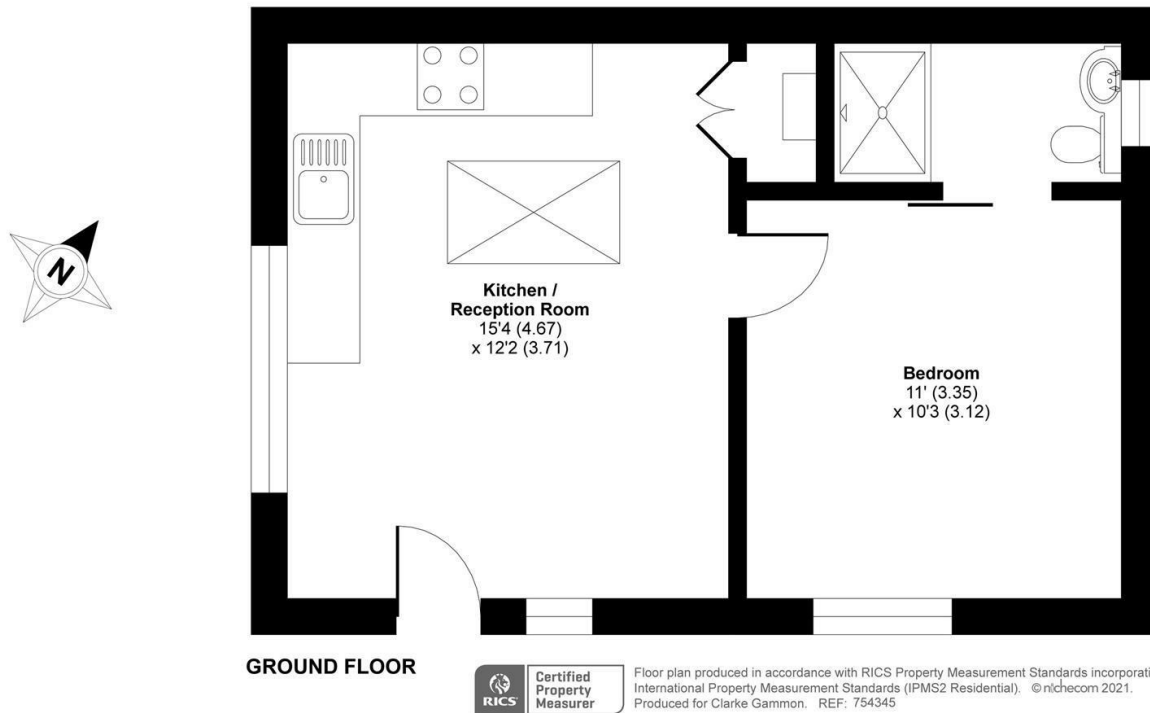
**CONTEMPORARY STYLING**  
**OPEN PLAN LIVING AREA**  
**ONE BEDROOM**  
**PARKING SPACE**  
**READY FOR OCCUPATION**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		56	56
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

# Beacon Hill Road, Hindhead, GU26

Approximate Area = 356 sq ft / 33 sq m

For identification only - Not to scale



## THE PROPERTY

An imaginative and cleverly designed small development of three brand new flats converted from a former commercial building just a stone's throw from Beacon Hill village centre amenities including shops, cafe and primary school.

Designed and built to a high specification, the flat enjoys an area of sun deck to the front with a south/easterly aspect. The sleek contemporary styled kitchen by Howdens has a range of smooth gloss finished light grey floor units with slightly darker wall units, gloss finish worktops with woodgrain style upstands and integrated Lamona appliances including washing machine, fridge, oven & hob. The light and airy feel is provided by the high ceilings with spotlights and feature lantern skylight in the sitting area. The double bedroom has a pocket slide door cleverly saving on space to the smart en-suite shower room which has a half glazed walk-in shower with large square oversized shower head and heated chrome towel rail. Specification includes energy efficient electric boiler and radiators, Karndean flooring and double glazing.

Please note some of the photographs may be of other flats in the development.

## SITUATION

Beacon Hill lies on the Surrey/Hampshire border within easy reach of Farnham, Haslemere and Guildford which all provide main line stations into London Waterloo. The village provides shops for most day to day needs and a primary school. More comprehensive amenities can be found nearby in Grayshott. The whole area is surrounded by beautiful countryside including the National Trust owned Hindhead Common, Devil's Punchbowl and Frensham Ponds where yachting and fishing can be enjoyed. The area is renowned for its excellent state and private schools. The A3 can be accessed at the Hindhead Tunnel giving connections to the M25, Heathrow and Gatwick airports and the south coast.

## DIRECTIONS

From our office in Haslemere High Street proceed south bearing right behind the Town Hall into Lower Street and continue on passing through Weyhill and onto Hindhead Road. Continue until reaching the roundabouts in Hindhead. Proceed straight ahead onto Tilford Road (A287) and continue until reaching the centre of Beacon Hill. Turn right into Beacon Hill Road and the entrance to the flats will be found after a short distance on the left. Viewings by appointment with the Agent.

## LOCAL AUTHORITY

Waverley Borough Council. Awaiting tax band

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