

**3 REX COURT BEACON HILL ROAD HINDHEAD SURREY GU26 6FR
GUIDE PRICE £180,000 FREEHOLD**

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

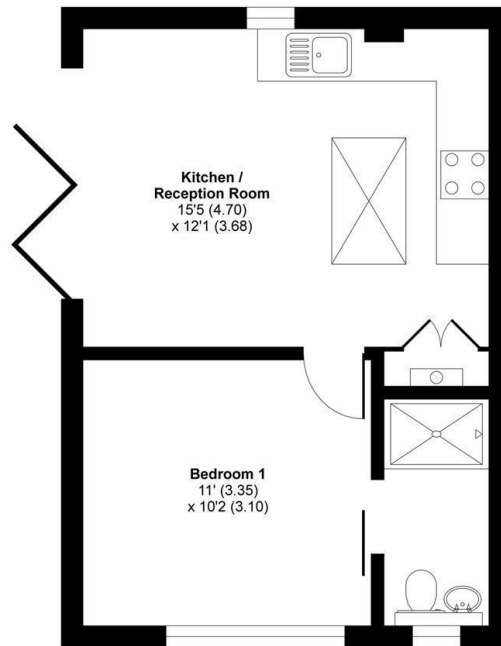
**CONTEMPORARY STYLING
OPEN PLAN LIVING AREA
ONE BEDROOM
PARKING SPACE
READY FOR OCCUPATION**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	55	55
(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 = 354 sq ft / 32.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Clarke Gammon. REF: 754347

GROUND FLOOR

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, Flat 3 enjoys a sun deck accessed through powder coated bi-fold doors off the open plan living area. 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, bi-fold doors 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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