



62 Chittlee Manor, Liphook, Hampshire
Price Guide £165,000 Leasehold

62 CHILTLIE MANOR
LIPHOOK HAMPSHIRE GU30 7AZ

Price Guide £165,000

Chain free sale

Double bedroom

Reception room

Kitchen

Bathroom

Garage in block

Communal grounds

Scope to improve

Renewed lease

Village Centre location



**A well positioned ground floor
maisonette in need of
modernising.**

THE PROPERTY

Set in the much favoured Chiltlee Manor estate with its park like grounds, this ground floor maisonette is just a stones throw from the village centre. Offered for sale with early vacant possession and a renewed lease the property would make an ideal first time home. The accommodation requires updating and features living room with separate kitchen. From the inner lobby there is a double bedroom with good storage space, and a separate bathroom.



THE GROUNDS

There is a GARAGE in a nearby block. The grounds of the Chiltlee Manor Development and well regarded locally for their well tended park like lawns with pond, mature trees and flower beds and pathways.

SITUATION

Occupying a convenient position and within easy walking distance of the centre of Liphook, which boasts a useful selection of both local and national shops including a Sainsbury's supermarket. The nearby Liphook mainline railway station provides excellent commuter services on the London, Waterloo to Portsmouth line, whilst the A3 offers superb links to London, Guildford and the M25 to the north and Portsmouth and the coast to the south. The surrounding area is noted for its beauty much of which is owned by the National Trust or lies within the South Downs National Park. Liphook has excellent recreational facilities including The Living Room Cinema, Champneys Health Spa and the Old Thorns Country Club, as well as golf courses and a superb selection of pubs and restaurants.

Liphook Railway Station - 0.5 mile

A3 - 1 mile

Haslemere - 3.5 miles

Petersfield - 8.5 miles

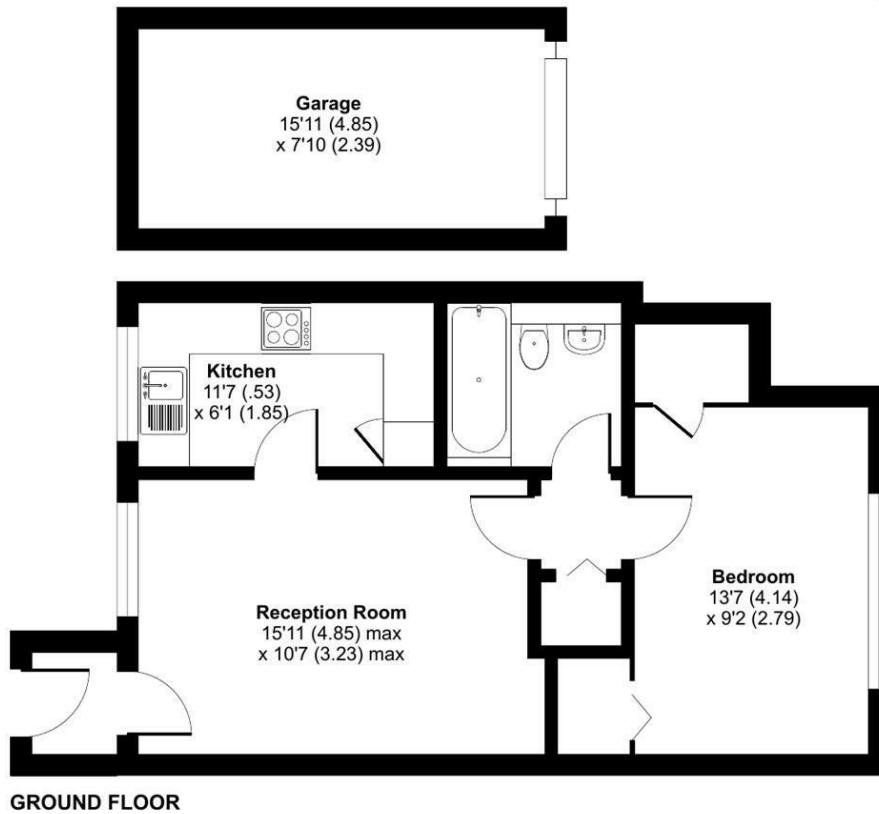
Guildford - 18 miles

Heathrow - 40 miles

Gatwick - 50 miles

Chiltlee Manor Estate, Liphook, GU30

Approximate Area = 498 sq ft / 46.3 sq m
 Garage = 125 sq ft / 11.6 sq m
 Total = 623 sq ft / 57.9 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 2023. Produced for Clarke Gammon. REF: 1024035

LOCAL AUTHORITY

EHDC

COUNCIL TAX

Band B

SERVICES

All mains services
 189 year lease from Dec 1979
 £77 pcm

2nd April 2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	76
(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	

CG LIPHOOK OFFICE

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DIRECTIONS

From our offices in Liphook, proceed along the Haslemere Road where the entrance to Chiltlee Manor Estate will be found on the right

AGENT'S NOTE

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

GUILDFORD OFFICE
T: 01483 880 900

HASLEMERE OFFICE
T: 01428 664 800

LIPHOOK OFFICE
T: 01428 728 900

MAYFAIR OFFICE
T: 0870 112 7099

AUCTION ROOMS
T: 01483 223101

