



**1 Blenheim Court, Farnham Road, Liss, Hampshire. GU33 6JA**  
**Price Guide £450,000 Leasehold with share of Freehold**

CLARKE  GAMMON  
1919



APARTMENT 1, BLENHEIM COURT FARNHAM  
ROAD  
LISS GU33 6JA

## Price Guide £450,000

Age exclusive to over 55's	2 Large double bedrooms with fitted wardrobes
Easy access to Liss village centre and mainline station	Luxury bath/shower room
Allocated parking and visitor parking	Underfloor heating throughout
Open plan sitting/dining/Kitchen	Own dedicated patio garden



**An immaculately presented ground floor apartment built to a very high standard with its' own patio garden, within easy reach of Liss village centre and the mainline station.**

### THE PROPERTY

A large, immaculately presented two bedroom ground floor retirement apartment, with its own private garden. Very well located within the South Downs National Park, close to Liss village centre and mainline station and minutes from Petersfield – the 2025 Sunday Times best place to live in the South East.

The apartment has a spacious entrance hallway, with extensive storage. This leads to the large, very well-equipped kitchen/dining area, with separate utility room, and a bright and sunny double aspect open plan sitting room. Patio doors open to the well landscaped private garden, with sun terrace.

The two large double bedrooms both have well designed wardrobes, and there is a substantial, spacious colour co-ordinated bathroom / shower room.

The apartment has a warden call system. It has a dedicated parking space and visitor parking.





## THE GROUNDS

This is the largest property in a small, very well-maintained development of 6 apartments.

It is immediately adjacent to Blenheim Court Care Home, the leading luxury care home in the area. Also with easy access is a very popular golf driving range with a small 9 hole par 3 course.

## SITUATION

Blenheim Court can be found on the B3006 Farnham road, just a short distance from the A3. This major route takes you directly to the coast in the south, and northbound to Farnham, Guildford and onto London. Liss is also well served by public transport, Liss station is under a mile from Blenheim Court and there are frequent direct services to London Waterloo in 1hr 15 mins or Portsmouth in around 39 minutes. A local bus service connects Liss to nearby towns at Alton, Petersfield, and Selbourne. Liss sits within the picturesque South Downs National Park, renowned for its' breath-taking natural beauty, far reaching views and unspoilt tranquillity. The village centre is comprehensively equipped with a variety of shops for day-to-day needs, including a supermarket and health centre. For the golf enthusiasts there are a number of excellent golf courses within the area and in particular, there is an excellent driving range a short walk away which gives access to its' facility and small par 3 golf course. There are larger facilities at the nearby towns of Petersfield, Midhurst, Haslemere and Alton, just a short distance from the A3. This major route takes you directly to the coast in the south and northbound to Farnham/Guildford/London

Liss village centre - 0.9 miles

Liss Station - 0.8 miles (0.5 miles on foot)

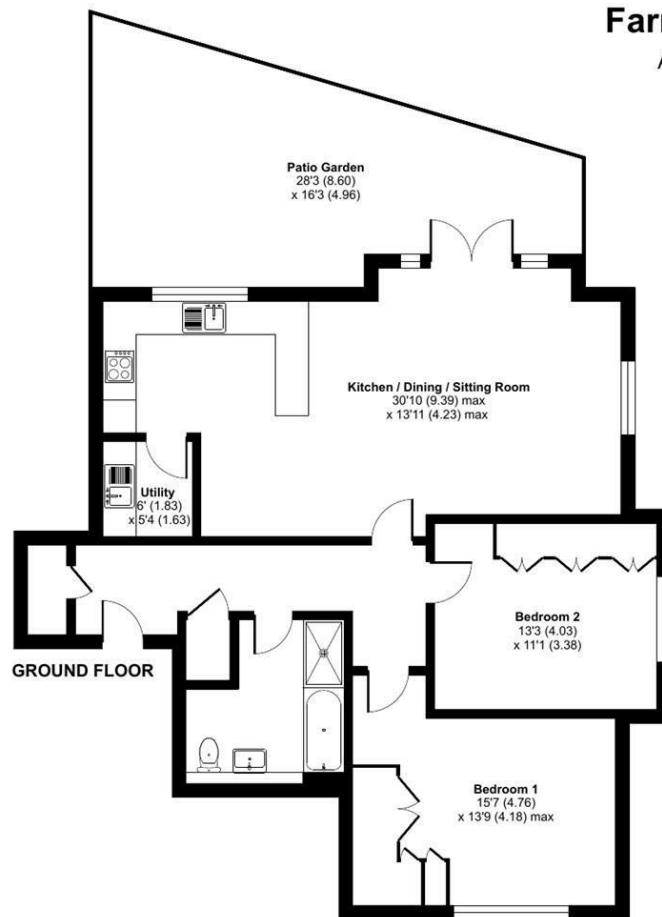
Petersfield square - 3.8 miles

Portsmouth - 20.5 miles

Midhurst - 7.0 miles

Haslemere - 11.0 miles

Guildford - 21.3 miles



## Farnham Road, Liss, GU33

Approximate Area = 1022 sq ft / 94.9 sq m

For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Clarke Gammon. REF: 1254452

### LOCAL AUTHORITY

East Hampshire District Council

### COUNCIL TAX


Band D

### SERVICES

Mains water, electricity, mains drainage gas central heating. The remainder of 130-year lease (122 years) Annual maintenance of approximately £5,000 pa including numerous expenses; buildings insurance, communal facilities, cleaning, ground /general maintenance, and Tunstall warden call system. a share of the freehold controls costs.

16th May 2025

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	85	85
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

### CG LIPHOOK OFFICE

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### DIRECTIONS

From the A3 roundabout at Liss, exit, following the signs to the B3006 (Farnham Road) proceed approximately 1 mile, having passed the signpost to Liss village centre you will find the entrance to Blenheim Court on the left-hand side. The visitor parking will be found on the right-hand side, and the apartment block is directly ahead.

### 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

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HASLEMERE OFFICE  
T: 01428 664 800

LIPHOOK OFFICE  
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MAYFAIR OFFICE  
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AUCTION ROOMS  
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