



Ottawa Drive, Liphook,
Hampshire GU30 7TR

CLARKE  GAMMON
1919

**16 OTTAWA DRIVE
LIPHOOK GU30 7TR**

share of freehold

No onward chain

Two bedroom, two
bathroom flat

In the centre of Liphook

Views over Millenium Green

Achievable rental possible of
£1300 pcm*

Long lease and share of
freehold

Allocated parking space

Council Tax band C



**A spacious first floor flat in the
heart of Liphook village which
enjoys views over Millennium
Green.**

THE PROPERTY

Ideally positioned in the heart of Liphook, this well-proportioned first-floor flat enjoys a prime location directly opposite the peaceful Millennium Green. Part of a well-maintained development built around the year 2000, the property is now vacant and ready for its new owner.

Inside, the flat offers two generous double bedrooms. One benefits from a private en-suite shower room, while the second is served by a separate family bathroom. The cosy living room features a welcoming fireplace, and the kitchen comes equipped with a washing machine and cooking facilities. While the property has been well cared for, there is scope to modernise the kitchen and bathrooms, a factor that has been considered in the competitive guide price.

There is an allocated parking space plus plenty of visitor parking. We benefit from a long lease, with the balance of 999 years and part-share of the freehold



THE GROUNDS

The building has areas of small lawn all around. The front has a well attended hedge row and pathway through the centre which leads to the buildings main entrance. There is the previously mentioned allocated and guest parking, and there is outdoor storage at the rear of the building in a communal store cupboard.

SITUATION

St James Place is a popular development occupying a convenient position adjoining Liphook village centre. Just across the road from the property lies The Millennium Green open space, whilst other nearby facilities including a Sainsburys supermarket, cinema, doctors' surgeries, pubs, coffee shops and restaurants, millennium hall, well-regarded schools and the mainline station are all within easy walking distance. For the motorist the A3 which can be accessed in little over a mile, provides good links to both north and south bound. The surrounding countryside is noted for its natural beauty, much of which is owned by the National Trust or sits within the South Downs National Park and provides an abundance of open space and good walks.

Sainsbury's - 1 minute walk

Liphook Station - 6 minutes walk

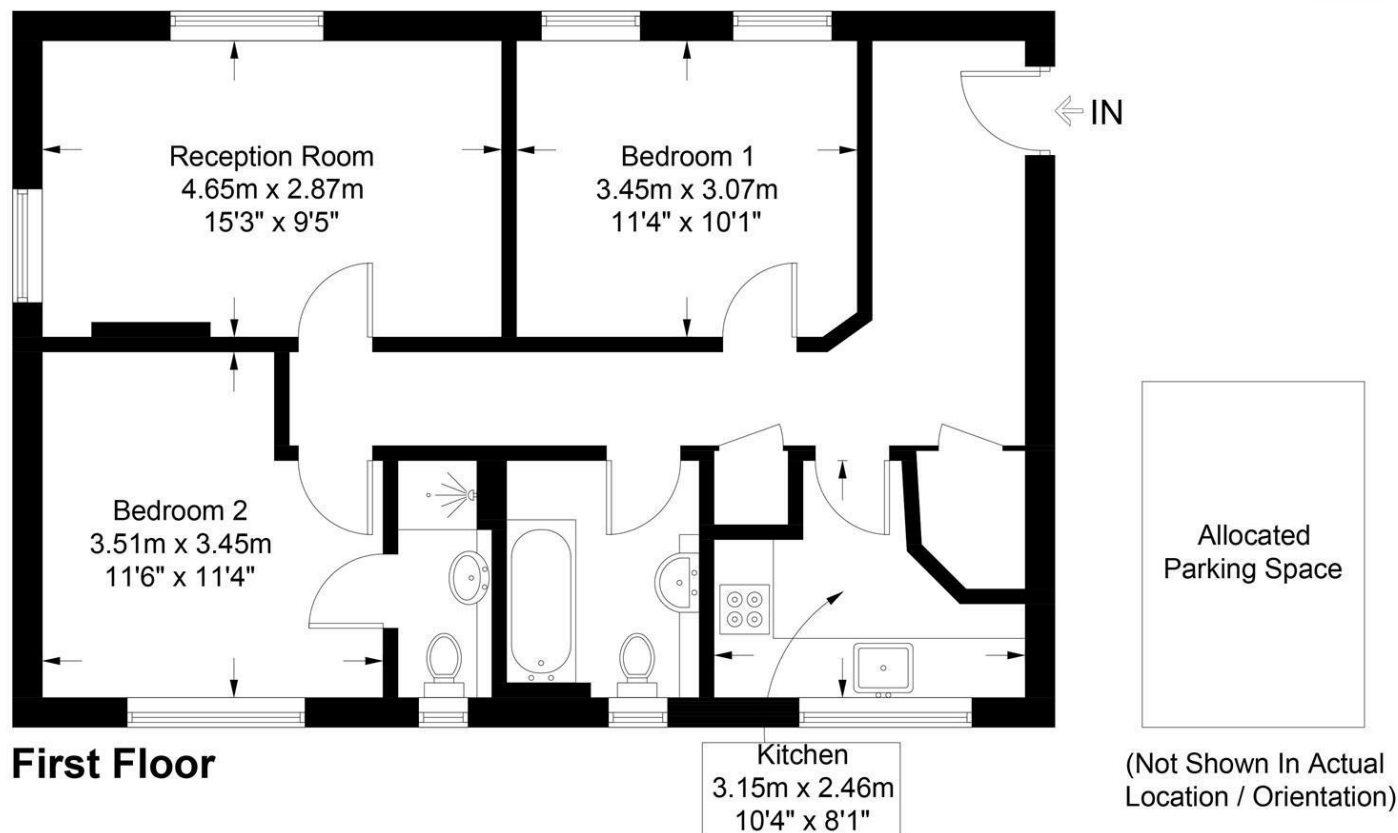
The Links Tavern - 12 minutes walk

A3 junction 1 mile

Haslemere 4 miles

Guildford 18 miles

Approximate Gross Internal Area = 66.3 sq m / 714 sq ft
(Excluding Allocated Parking Space)



These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale. (ID1207603)
Produced for Clarke Gammon

LOCAL AUTHORITY

EHDC

COUNCIL TAX

C

SERVICES

Mains water, electricity, mains drainage

2nd June 2025

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	78
(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	

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DIRECTIONS

From our offices in Liphook proceed along the Midhurst Road away from The Square passing Sainsburys on your left. At the roundabout proceed straight over into Ontario Way where Ottawa Drive will be found on the left.

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
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MAYFAIR OFFICE
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AUCTION ROOMS
T: 01483 223101

