



Park Road, Haslemere, Surrey
Price Guide £650,000 Leasehold

CLARKE  GAMMON

**FLAT 4 ROSEWOOD PARK ROAD
HASLEMERE SURREY GU27 2NJ
Price Guide £650,000**

Spacious first floor 3 bedroom apartment	Half mile walk of town centre
Main bedroom with dressing room and bathroom	950 years remaining on lease
Kitchen and utility room	Dining room
Garage and parking space	'B' Rated EPC
Ground Rent - Fixed at £250 in perpetuity	Annual service charge 2025 - £3,000



Situated in one of Haslemere's most sought after locations just 0.5 miles from the town centre, a spacious three bedroom first floor apartment.

THE PROPERTY

Owner occupied since new and benefitting from an outlook over the town, the communal garden and tennis court also offers the active owner the space normally reserved for larger residence. With internal accommodation approaching 1600 sqft, the space is proportioned/flexible benefitting from the glorious far-reaching views towards Hindhead and beyond.

Upon entering the apartment, the size of the entrance hall is welcoming whilst offering the sense of light & space. In the 20ft living room there is a focal fireplace/surround, a southerly aspect including French glazed doors through into the dining room. The kitchen/breakfast room has the view to the rear and has advantage of a separate utility room.

The main bedroom has a dressing room and bathroom whilst the two further bedrooms share the main bathroom. There is a lift and stairwell accessing all three floors benefitting from half landings and natural light from the rear window.



THE GROUNDS

Screened by attractive mature planting, Rosewood is approached via Park Road over a tarmac driveway that leads to the residents parking, visitor parking, and garage in block. No. 4 has a single middle positioned garage with electric up and over door and one allocated external parking space. To the rear, there are maintained communal grounds, mostly laid to lawn, a patio for each apartment and a full-size tennis court for all for all the residents. A private pathway provides a short cut pedestrian access point via Hill Road and then the town centre beyond.

SITUATION

Haslemere Town Centre provides a comprehensive range of shops and boutiques including Waitrose, Boots, Space NK and WH Smith, restaurants, public houses, hotel and coffee shops/cafes. The main line station offers a fast and frequent service into London Waterloo in under one hour. There is a Tesco supermarket and M & S Food Hall in Weyhill along with local shops and Haslemere Library. Lythe Hill Hotel on the outskirts of the town provides spa facilities and Haslemere Leisure Centre, The Edge, Woolmer Hill and Haslemere Recreation Ground all provide sports and leisure facilities. There are numerous golf courses in the area. There are excellent schools for all ages both state and private in and around the town and the whole area is surrounded by miles of open countryside much of it National Trust owned. The nearby A3 provides links to London, the motorway network and South Coast.

Town Centre 0.5 miles on foot

Main line station 0.6 miles on foot

A3 access at Hindhead 3.8 miles

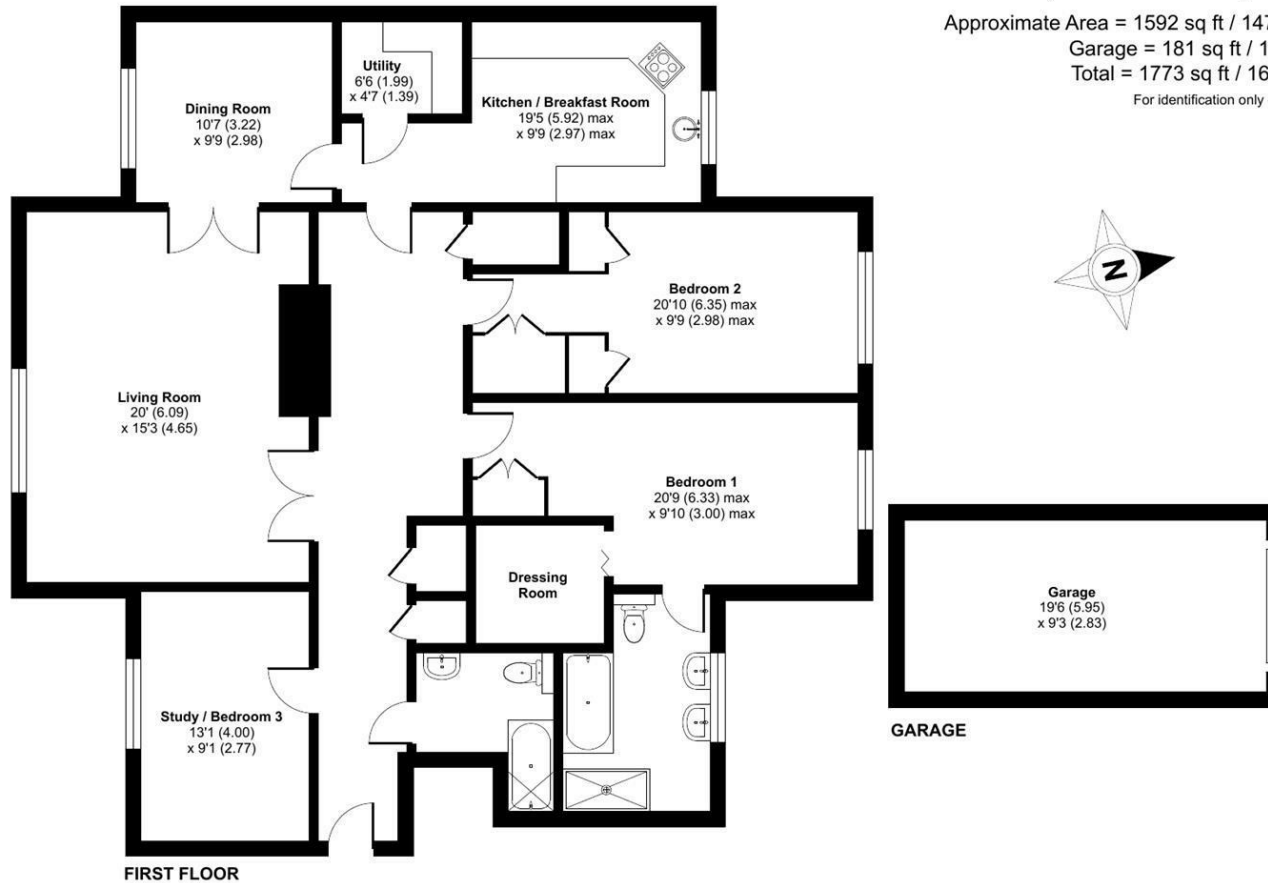
Godalming 9 miles

Guildford 13 miles

All distances approximate

Park Road, Haslemere, GU27

Approximate Area = 1592 sq ft / 147.9 sq m
 Garage = 181 sq ft / 16.8 sq m
 Total = 1773 sq ft / 164.7 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). © n°checom 2025. Produced for Clarke Gammon. REF: 1357839

LOCAL AUTHORITY

Waverley

COUNCIL TAX

Band G

SERVICES

Mains water, electricity, mains drainage
 gas central heating

17th October 2025

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(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 HASLEMERE OFFICE

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DIRECTIONS

From our office in Haslemere High Street, turn left by the town hall onto Petworth Road then take the first right into Museum Hill. Proceed up the hill and over the crossroads into old Haslemere Road then turn right into Park Road and Rosewood will be found after a short distance 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

