



**Lower Street, Haslemere,
Price Guide £220,000 Leasehold**

CLARKE  GAMMON

7 TUDOR COURT LOWER STREET
HASLEMERE GU27 2PF

Price Guide £220,000

Two Bedooms	2nd Floor (Top)
Modern Gas Combination Boiler	Full Gas Central Heating
2025 New Fitted Fuse Box	Loft Access/Storage
Residents Parking	Garage (Single In Block)
Coats Cupboard	Long Lease



Perfect for a first-time buyer, commuter or investor is this purpose-built top floor two-bedroom flat benefitting from single garage, loft and being ideally located within a couple of hundred meters of Haslemere train station.



THE PROPERTY

Home to the current owner for 29 years the flat needs updating however benefits from gas central heating, a modern fitted fuse box (installed in 2025) and a modern wall mounted balanced flue Worcester Bosch gas combination boiler.

In the living room there is a dual aspect, electric fire and surround whilst the kitchen also has a dual aspect and overlooks the garage block.

The flat has a 999-year lease from 2013, no ground rent and an annual service charge of £1,477.44. In 2026 the vendor confirms there is a schedule to paint/maintain the communal parts whilst in previous/recent years the garage roofs have been renewed.



SITUATION

Haslemere town centre provides a comprehensive range of shops and boutiques including Waitrose, Boots, Space NK and TG Jones, 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 Wey Hill along with several 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.

THE GROUNDS

Outside there is residents' parking, some area of lawn and garage in block.

Main line station 0.2 miles

Wey Hill shops and amenities on foot 0.4 miles

Haslemere High Street on foot 0.5 miles

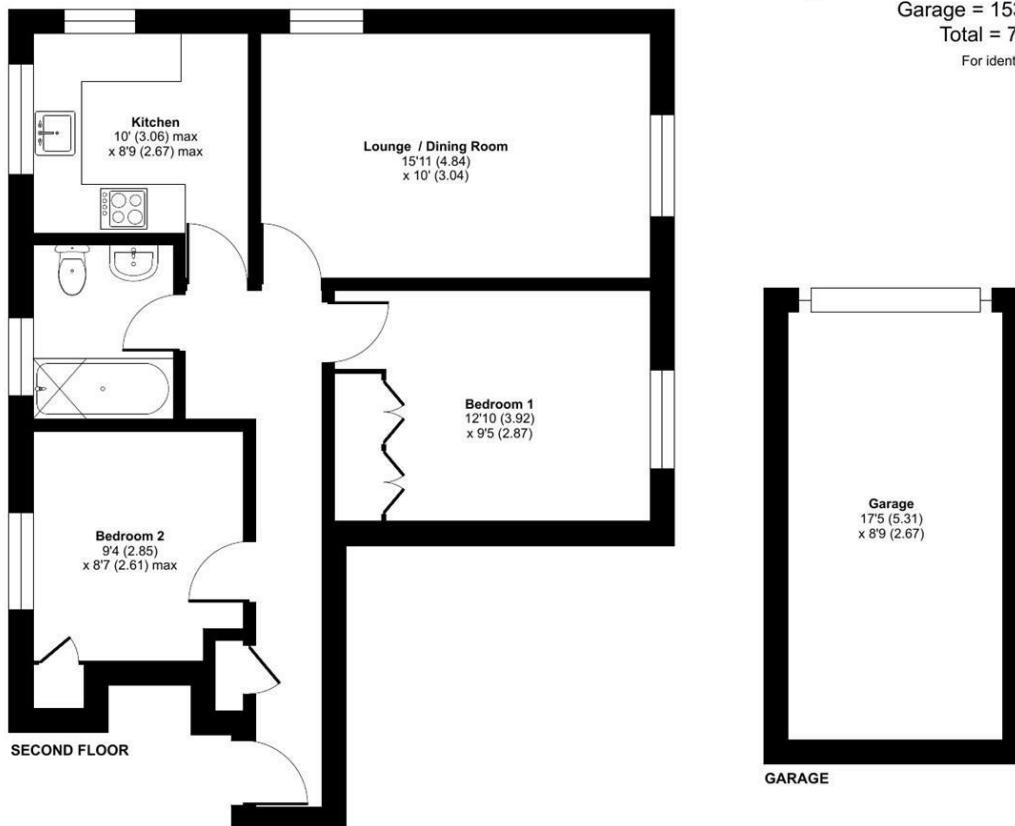
Haslemere Leisure Centre 0.5 miles

A3 access at Hindhead 3.5 miles

All distances approximate



Tudor Court, Lower Street, Haslemere, GU27



Approximate Area = 590 sq ft / 54.8 sq m
Garage = 153 sq ft / 14.2 sq m
Total = 743 sq ft / 69 sq m
For identification only - Not to scale

LOCAL AUTHORITY

Waverley

COUNCIL TAX

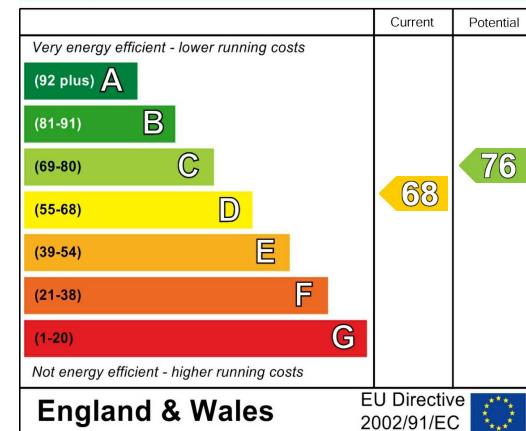
Band C

SERVICES

Mains water,
Mains electricity,
Mains drainage
Gas central heating

13th January 2026

Energy Efficiency Rating



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©ntchecom 2026. Produced for Clarke Gammon. REF: 1396924

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DIRECTIONS

From our office in the High Street, continue in a southerly direction towards the monument then taking a right turn onto Lower Street the road will continue for several hundred metres passing Tanners Lane on the right and then just 50m again on the right hand side there is the turning into Tudor Court.

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
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