



Lion Lane, Haslemere

Price Guide £200,000



Williams of Petersfield

INDEPENDENT ESTATE AGENTS

## Lion Lane, Haslemere

Upon entering the building, a communal front door leads to an inner hallway, which provides access to the apartment. Inside, the welcoming wood laminate hallway offers ample space for hanging coats and storing shoes. From here, pine doors lead to the bathroom and the generously proportioned living room.

The bathroom is tastefully designed with mosaic tiling and features a modern white suite, including a bath with a shower over and a glass shower screen.

The bright and spacious living room has wood laminate flooring is illuminated with natural light from a large window that overlooks a paved area and surrounding shrubs. This space easily accommodates sofas, bookcases, and other furnishings, including a dining table and chairs, making it perfect for both relaxation and entertaining.

The living room leads to the well-equipped kitchen, which includes an integrated gas hob and electric oven, along with plumbing and space for a washing machine and a free-standing fridge freezer. The kitchen sink is positioned in front of a large window, offering pleasant views of the outside paved and shrub area.

Another door off the living room opens into the double bedroom, which is fully carpeted for comfort. This room benefits from a window at one end, allowing for plenty of natural light. An additional useful cupboard further enhances the practicality of this room.

Outside, the property boasts a private allocated parking and further visitor spaces.

958 years remaining on the lease.  
Ground rent - Peppercorn  
Management charge -£700  
Council Tax - B  
EPC - D



## Location

The property is situated off the sought-after Lion Lane, just a short stroll from the shops at Weyhill, which include a variety of independent retailers, an M&S Foodhall, Tesco Supermarket, Lion's Den Coffee House, and Dylan's Milk Barn (an ice cream parlour). Haslemere Town Centre, located 1.4 miles away, is a vibrant market town featuring a diverse range of independent boutiques, restaurants, coffee shops, and pubs. The area also offers two leisure centres, one of which includes a swimming pool.

Lion Lane is home to the Ofsted-rated "Good" Shottermill Primary and Junior Schools, making it a convenient location for families. Additionally, National Trust land is right on the doorstep, featuring Polecat Valley, known for some of the oldest and largest Redwoods in the county, and the stunning Devil's Punch Bowl, offering breathtaking countryside views.

The property benefits from excellent transport links, with Haslemere Station just 1.2 miles away, providing direct trains to Waterloo in under 55 minutes. It also offers easy access to the A3, connecting to Guildford, London, Petersfield, Portsmouth, and Southampton.

## Local authority

Waverley Borough Council  
The Burys, Godalming  
GU7 1HP  
01483 523333

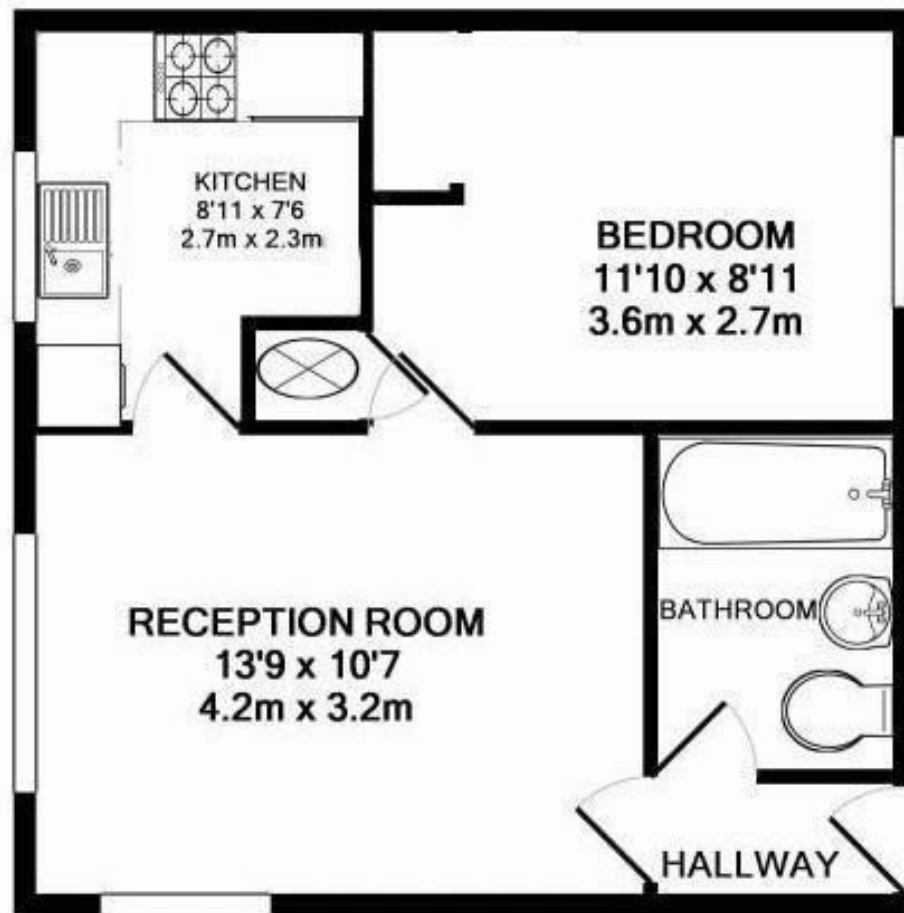
## Tenure

Share of Freehold



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





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**Williams of Petersfield**

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