



**Flat 1, The Three Limes, 70 High Street, Haslemere, Surrey**  
**Price Guide £280,000 Leasehold**

**FLAT 1, THE THREE LIMES 70 HIGH STREET  
HASLEMERE SURREY GU27 2LA**

**Price Guide £280,000**

Two bedroom first floor Victorian apartment	809 sq ft - 75.2 sq metres
Backs directly onto national trust land	Freshly redecorated throughout
Recently replaced flat roof peppercorn ground rent	995 year lease Service charge approx £350 per annum
0.5 miles to Haslemere station	Vacant possession - no chain station



**Situated towards the northern end of Haslemere High Street, a spacious 2 double bedroom Victorian apartment combining period character with a highly convenient town-centre location.**

**THE PROPERTY**

Occupying the first floor of an attractive conversion, the property offers generous and well-proportioned accommodation extending to approximately 809 sq ft (75.2 sq m). Offered vacant and chain free, the apartment is available for immediate occupation and has recently been redecorated throughout. Now unfurnished and presented in fresh, move-in-ready condition, it provides an excellent blank canvas for purchasers to personalise and furnish to their own taste. Externally, significant investment has already been made to the building, including a recently replaced flat roof and refurbishment of the front elevation. The rear elevation is scheduled for repainting during 2026, with the cost already accounted for, offering reassurance and reducing the likelihood of major expenditure in the near future. The property benefits from an exceptionally long 995-year lease, peppercorn ground rent and a low annual service charge of approximately £350 per year, making it an attractive and economical leasehold ownership opportunity.



## OUTSIDE

Despite its central High Street location, the property enjoys a unique position backing directly onto Swan Barn Farm, a beautiful National Trust-owned landscape of woodland, orchards and open pasture. This rare combination of town-centre convenience and immediate access to open countryside provides miles of scenic walking routes virtually from the doorstep. There are parking bays directly outside and further car parks, a moments walk away.

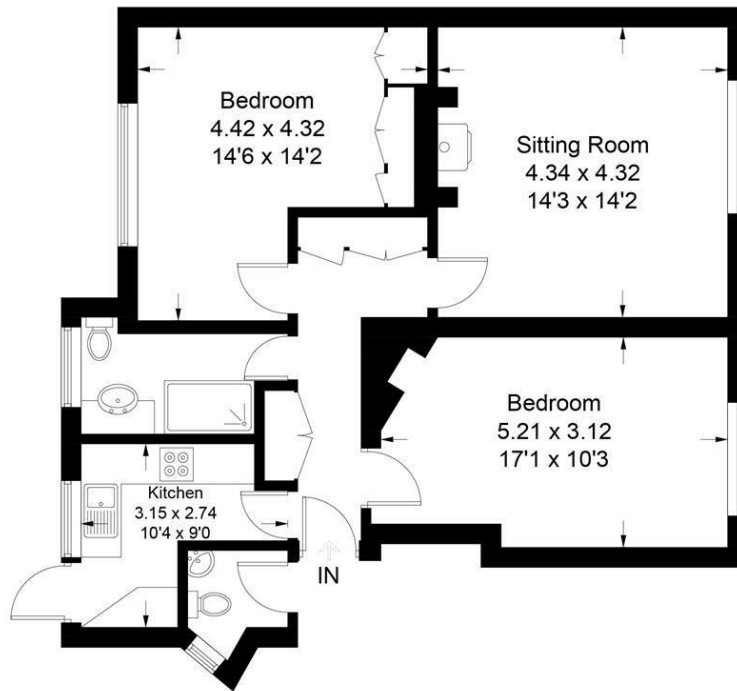
## SITUATION

Set towards the northern end of Haslemere High Street, the apartment is within a stone's throw of the town centre shops, amenities and the National Trust owned Swan Barn Farm where lovely walks can be enjoyed through the 70 acres of pastures, orchards and woodland. Haslemere Health Centre and Community Hospital are also within a short walk. The town centre provides a comprehensive range of shops and boutiques including Boots, Lloyds Pharmacy, Space NK and WH Smith, restaurants, public houses and coffee bars, together with Waitrose. Approximately 0.5 miles away is the main line station which 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 - approximately 1 mile - along with several local shops and Haslemere Library. The Georgian Hotel offers spa facilities as does Lythe Hill Hotel on the outskirts of the town. Haslemere Leisure Centre, The Edge, Woolmer Hill and the Recreation Ground all provide sports and leisure facilities and there are numerous golf courses in the area.

Health Centre - 0.3 miles  
Main line station - 0.5 miles  
Shops in Weyhill - 1.2 miles  
A3 access at Hindhead south - 4.2 miles  
A3 access at Milford north - 7.5 miles  
Guildford - 14.5 miles  
Godalming - 8.6 miles

All distances are approximate

Approximate Gross Internal Area = 75.2 sq m / 809 sq ft



### First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID664032)  
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#### LOCAL AUTHORITY

Waverley Borough Council

#### COUNCIL TAX

Band D

#### SERVICES

Mains water, electricity and mains drainage.

Ground Rent £15 p/a.

Service Charges £350 p/a.

Lease - 999 years from 1st January 2020

10th June 2026

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>	48	57
(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 HASLEMERE OFFICE

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#### DIRECTIONS

From our office at 72 High Street, proceed south towards the Town Hall and the entrance to the apartment will be found after a very short distance 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  
T: 0870 112 7099

AUCTION ROOMS  
T: 01483 223101

