

Rex CourtRex Court, Haslemere, SurreySurrey, GU27 1LJ
Price Guide £155,000 Leasehold

CLARKE C·G GAMMON 1919

21 REX COURT
HASLEMERE SURREY GU27 1LJ

Price Guide £155,000

- Double Bedroom Flat.
- Ground Floor with private access to Gardens.
- Allocated Parking Space.
- Double Glazed & New Carpets.
- Modern Fitted Bathroom.
- New 125 year Lease.
- Electric Pressurised Hot Water Tank.
- Conveniently located for local shops.
- Station approx. 29 minutes walk.
- No Chain.





Recently refurbished, a purpose built ground floor, one bedroom apartment located within a couple hundred metres of shops and services.

THE PROPERTY

Available with vacant possession and with immediate occupation this modern apartment comes with a new 125 year lease and an annual service charge expected to be circa £1,650 for 2026. There is a modern electric pressurised hot water tank and electric radiators whilst the kitchen has integrated appliances such as a washing machine and fridge/freezer including good storage at both eye/low levels.

With French door access to the outside and the advantage of private off street parking for one car, this apartment makes for a perfect first time buyer purchase or someone looking for a pied-à-terre.

Haslemere offers coffee shops, restaurants and access to great outdoor spaces whilst for the commuter Haslemere train station offers direct line services into London Waterloo in under one hour (peak times).











THE GROUNDS

From the living room there are French doors benefitting from a southerly aspect and access to an area of communal garden with several small trees, some lawn and a hedge. To the side there is a covered bike store area and to the front a resident's private car park.

SITUATION

Rex Court is located in the heart of Wey Hill within a stone's throw of the shops and amenities which include Tesco and a M&S food hall. Haslemere Leisure Centre and main line station (London Waterloo) in under one hour whilst the town centre by West Street offers a comprehensive range of shops and boutiques including Waitrose, WH Smith and Boots, restaurants, public houses and coffee bars including Costa. The Coppa Club and Lythe Hill hotels both have spas and further leisure and sports facilities can be found at The Edge, Woolmer Hill and Haslemere Recreation Ground. There are numerous golf courses of high quality including Hindhead, Hankley, Blackmoor, Liphook and Old Thorns Golf and Country Club nearby. The area is renowned for its excellent schools, both state and private and the town is surrounded by beautiful countryside including the National Trust owned Hindhead Common and Devils Punchbowl. The A3 can be accessed at Hindhead giving connections to the M25, Heathrow and Gatwick airports and the south coast.

Shops and amenities in Wey Hill 0.3 miles

Main line train station 0.8 miles

High Street 1.3 miles

A3 access at Hindhead 3 miles

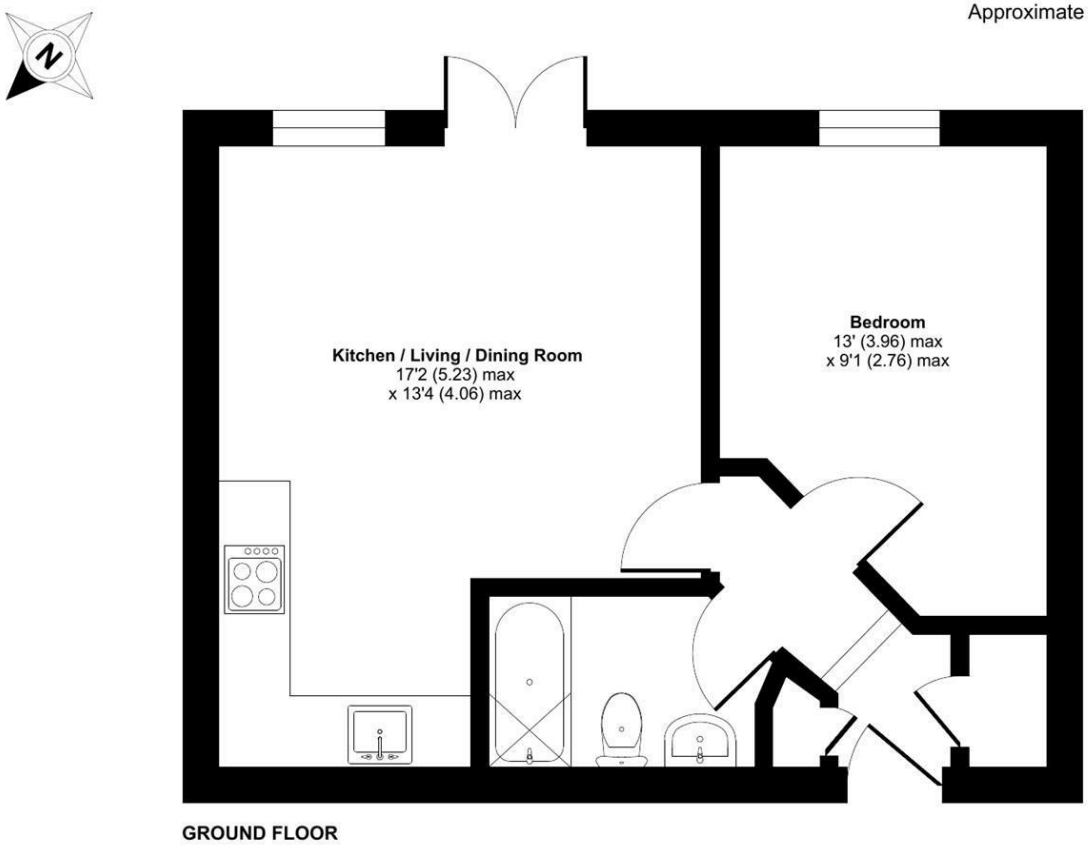
Guildford 17 miles

All distances approximate

Rex Court, Haslemere, GU27

Approximate Area = 392 sq ft / 36.4 sq m

For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Clarke Gammon. REF: 1384382

LOCAL AUTHORITY

Waverley

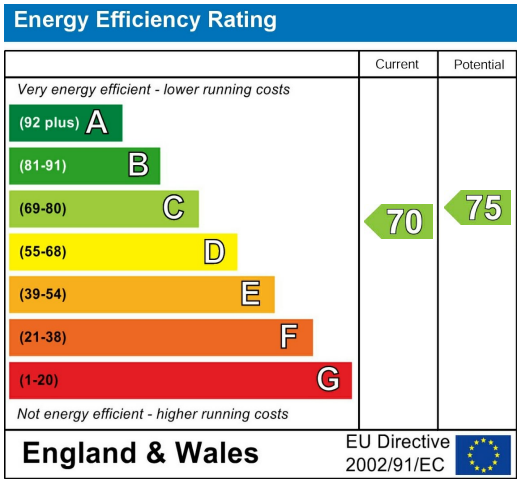
COUNCIL TAX

Band B

SERVICES

Mains water,
Mains electricity,
Mains drainage
Electric heating

29th October 2026



CG HASLEMERE OFFICE

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DIRECTIONS

From our office in Haslemere High Street proceed south turning right behind the town hall into Lower Street. Continue passing the railway station and under the railway bridge and passing through Wey Hill. As you pass the left turn for Tescos keep going and where Wey Hill meets Junction Place turn left into Lion Mead. When in Lion Mead then take first right turn into Meadway where approximately one hundred metres on the right is Rex 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.