

**Auction**

## 2 bed apartment to buy in GU27

4 Longdene Road, Haslemere, Surrey,  
GU27 2PG

# £175,000

 Starting Bid

 x 2  x 1  x 1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ Being sold via Secure Sale online bidding. Terms & Conditions apply
- ✓ 2 Bedroom apartment
- ✓ Kitchen
- ✓ Garage
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTC (fibre to the cabinet)
- ✓ Mobile signal: Good

## Arrange a viewing

Felix Keene  
Branch Manager  
South West Auction

023 8251 4032  
southwest@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Offered with no onward chain, a quietly yet centrally located, 2 bedroom apartment with a garage.

4 Longdene Road was originally built around 1900 as a family home and then converted into 5 apartments. Located in an extremely convenient position within a short walk of the mainline station, and both Wey Hill and the High Street. The apartment forms part of the lower ground floor and has the benefit of its own front door and a garage directly under the apartment which is accessed from Kings Road. The accommodation comprises 2 double bedrooms, bathroom and an open plan sitting room and kitchen. Heating is provided via the gas boiler and the windows are double glazed.

Haslemere is surrounded on all sides by open countryside including Black Down, Hindhead Common and Swan Barn Farm just off the high street all owned and managed by the NT. The town provides a comprehensive range of amenities including the railway station ( a very short walk away) , which has a frequent service to London Waterloo, (in under an hour), and Portsmouth Harbour, the award-winning Haslemere Educational Museum, Haslemere Hall (for cinema, live music and theatre) and a leisure centre. Haslemere provides a wide variety of shops from boutiques to national household names, where you can buy everything from good food to books, household supplies to jewellery, clothing and gifts. There are great coffee shops, pubs and restaurants, and the coast, at the Witterings, can be reached in less than an hour. There are numerous sporting facilities in the area with Cowdray Park, and the Goodwood Estate within driving distance.

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Council Tax Band: B

Tenure: Leasehold

Length of Lease: 958

Ground Rent Review Period: no ground rent

Annual Service Charge Amount: £600.00

Price: Starting Bid £175,000

Property Type: Apartment

Parking: Allocated

Construction materials: Brick and block

Roofing type: Clay tiles

Heating: Gas

Electric: National Grid

Water: Direct mains water

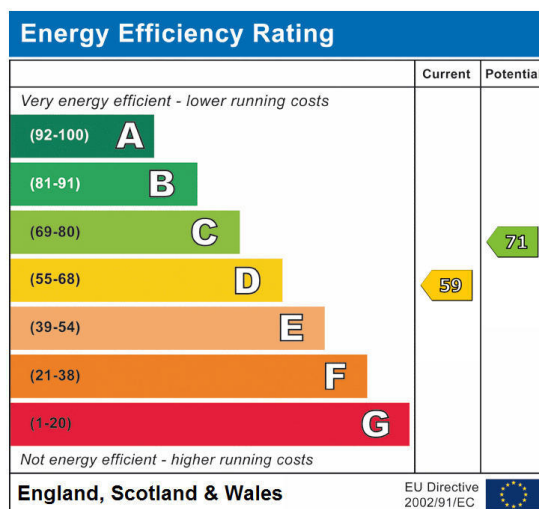
Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good



4 Longdene Road, Haslemere, Surrey, GU27 2PG

Contact your local branch today for more information on this property:

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