

Flat 4 Exchange House,

Hindhead Road, Hindhead,
Surrey GU26 66AA



**Peter Leete
and Partners**

ESTATE + AGENTS

Flat 4 Exchange House, Hindhead Road, Hindhead, Surrey GU26 6AA

Price £180,000 Share of Freehold



VIEWINGS: Strictly by appointment with the Agent.

All Main services - Waverly Borough Council

One of the property's key benefits is the short distance to the Devil's Punch Bowl, set within the Surrey Hills National Landscape - an Area of Outstanding Natural Beauty. This spectacular National Trust landscape offers extensive walking routes, far-reaching views and immediate access to some of Surrey's finest countryside. The wider area offers an exceptional choice of outdoor recreation, with Highcombe Edge and the Golden Valley close at hand, together with Ludshott Common, Waggoners Wells and Frensham Ponds. For day-to-day essentials, a local shop and Post Office is nearby. Hindhead, Beacon Hill and Grayshott provide further everyday amenities, while Haslemere offers a wider range of shops, restaurants and a mainline station with services to London Waterloo in approximately 45 minutes. The A3 is readily accessible for London and the South Coast, with connections to the M25 and the main airports of Gatwick and Heathrow are approximately 49 miles and 40 miles respectively with access onto the M25 at Junction 10 (22 miles)

DESCRIPTION: A one bedroom first floor apartment created from a well designed conversion of this landmark building in Hindhead believed to date back to the late 1800's being the old Telegraph Office and Exchange. A ground floor entrance to the rear of the building leads into the communal hallway with stairs rising to the first-floor landing. A private front door opens into an inner hallway with cloaks facilities.

A door leads to the impressive open-plan reception/kitchen room, featuring a bay window with window seat overlooking Hindhead Road and enjoying a pleasant westerly aspect. The kitchen area is fitted with white fronted wall and base units complemented by a black worktop incorporating a stainless steel one-and-a-half bowl sink with mixer tap and subway-style tiled splashbacks. There is a fitted stainless steel oven with four-ring electric hob set into the worktop, extractor hood above, integrated fridge/freezer and space and plumbing for a washing machine. The room further benefits from attractive wooden flooring throughout. The bedroom is well proportioned with a rear aspect and leads through to the bathroom, which is fitted with a modern panelled bath with shower over, pedestal wash hand basin and low-level WC with concealed cistern. A cupboard houses the gas-fired boiler.

Council Tax Band: B **EPC Rating:** C

Lease: Term 125 years from 25/12/2015

Service Charge: £1020.00

THE FREEHOLD PROPERTY IS OWNED BY THE RESIDENTS MAKING THIS A SHARE OF FREEHOLD

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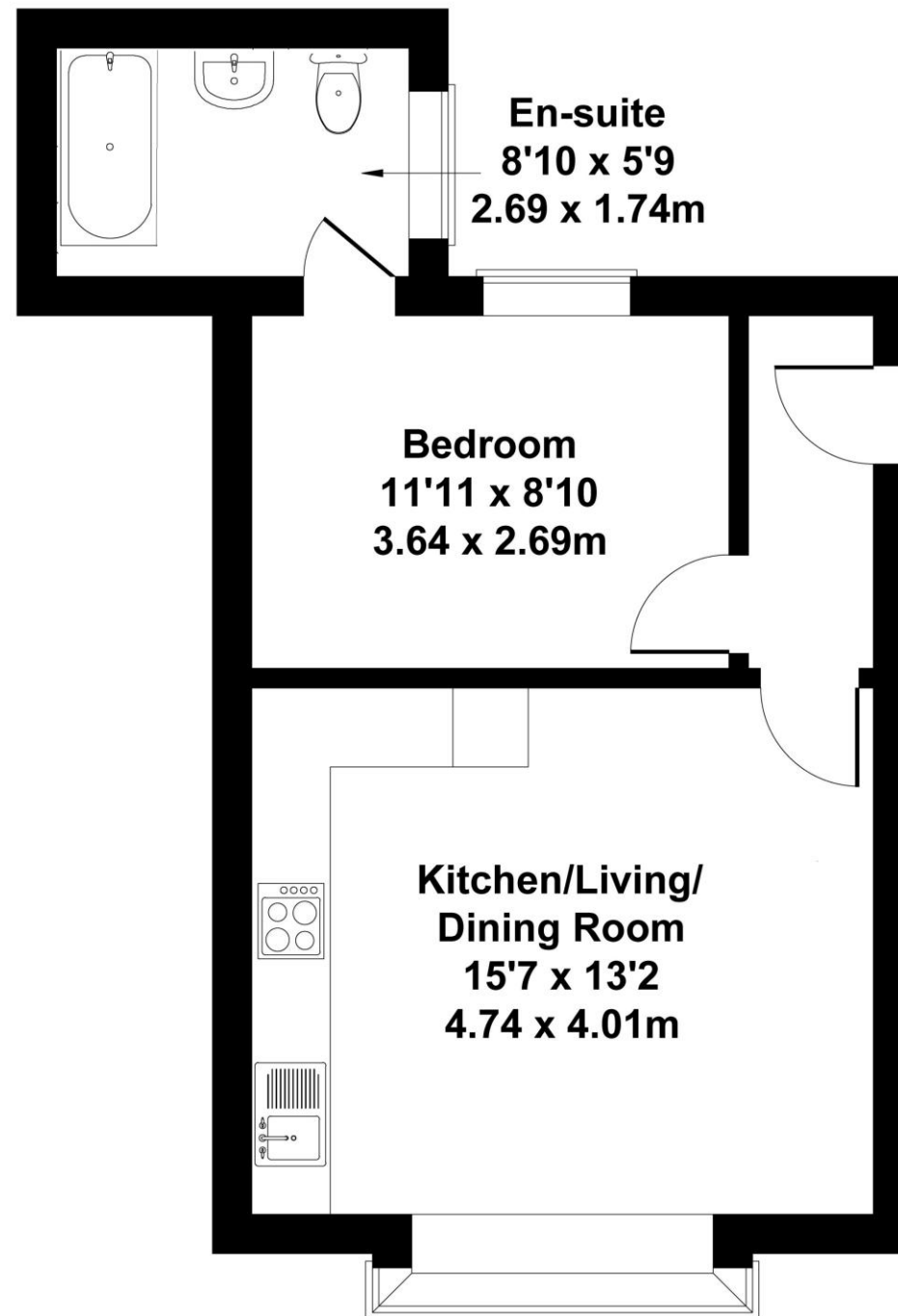
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HINDHEAD



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