



**Hales Field, Haslemere,
Guide Price £300,000 Leasehold**

CLARKE  GAMMON
1919

**2 TOWN VIEW HOUSE HALES FIELD
HASLEMERE GU27 2JS**

Guide Price £300,000

2 Bedroom Maisonette.

Centrally located.

Numerous improvements and 'move in ready'.

Service Charges £300. (approx).

Lease term TBC but approximately 90 years.

Fully updated throughout.

En-suite Bathroom plus separate ShowerRoom.

Parking Space.

Ground Rent £100.

A super first time Buy , downsizing option or Investment.



**A truly immaculately presented
Maisonette, totally updated and
moments from the High Street.**

Located just a moments walk from the High Street, this delightful property enjoys a slightly elevated location with pleasant views and it couldn't be any more convenient for those wishing to enjoy Haslemere town centre, its varied shopping options and eateries.

With its own front door, stairs lead up to a generous Hallway, a Living Room with views over the High Street and a recently refitted Kitchen with integral appliances. There are 2 double Bedrooms, both have built in wardrobes with one enjoying an en-suite Bathroom. A refitted main Bathroom completes the accommodation.

The numerous improvements include an upgraded electrical installation, including some new wiring, a new fuseboard, new bronze accessories and feature lighting in both Bathrooms with underfloor heating in both too, a modern Boiler that provides Gas CH, newly installed and very effective secondary glazing, new carpets and flooring throughout. The Kitchen and both Bathroom have been refitted recently too and all to a high standard. The newly installed secondary glazing is very effective too.



THE GROUNDS

Outside, there is 1 allocated parking space and there's use of a small communal Garden too. Just re-decorated and with low service charges, we think this will sell quickly so don't delay!

SITUATION

Haslemere offers a comprehensive range of shops including Waitrose, Tesco, M & S Food, Boots, Lloyds Pharmacy, Space NK along with boutiques, restaurants, public houses and coffee bars including Costa. There are two hotels; The Georgian in the High Street and Lythe Hill; both of which have spas. There are two sports centres; The Edge and Haslemere Leisure Centre along with excellent sports facilities at Haslemere Recreation Ground and Woolmer Hill School. Golf can be enjoyed at several high quality courses nearby. The area is renowned for its excellent schools, both state and private. The main line station provides a fast and frequent service into London Waterloo in under one hour and the A3 can be accessed at the Hindhead Tunnel or Milford, giving connections to the M25, Heathrow and Gatwick airports and the south coast. The whole area is surrounded by many acres of countryside much of it National Trust owned.

HASLEMERE Station 0.5 miles

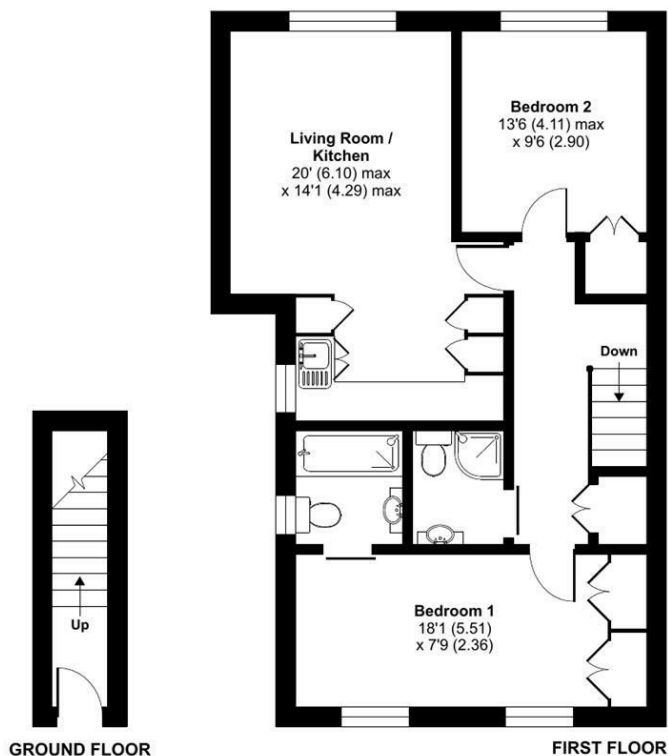
GUILDFORD 15 miles. 20 minutes by train

LONDON WATERLOO - 47 MINUTES BY TRAIN

Town View House, Hales Field, Haslemere, GU27

Approximate Area = 726 sq ft / 67.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n°chemcom 2026. Produced for Clarke Gammon. REF: 1454500

LOCAL AUTHORITY

Waverley

COUNCIL TAX

Band D

SERVICES

Mains water, electricity, mains drainage
gas central heating

4th June 2026

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

CG HASLEMERE OFFICE

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DIRECTIONS

From our office in Haslemere follow the High Street south keeping right at the end. Just past the monument immediately take a left turn into College Hill. Going up College Hill take your first right then the property will be found on your right.

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
T: 01428 728 900

MAYFAIR OFFICE
T: 0870 112 7099

AUCTION ROOMS
T: 01483 223101

