



Lower Street, Haslemere, Surrey, GU27 2PF
Price Guide £185,000 Leasehold

**8 TUDOR COURT LOWER STREET
HASLEMERE SURREY GU27 2PF
Price Guide £185,000**

2 bedroom 2nd floor flat

Just few minutes walk from
Haslemere station

Single garage in a block

Short, level walk to
Haslemere town centre

No onward chain

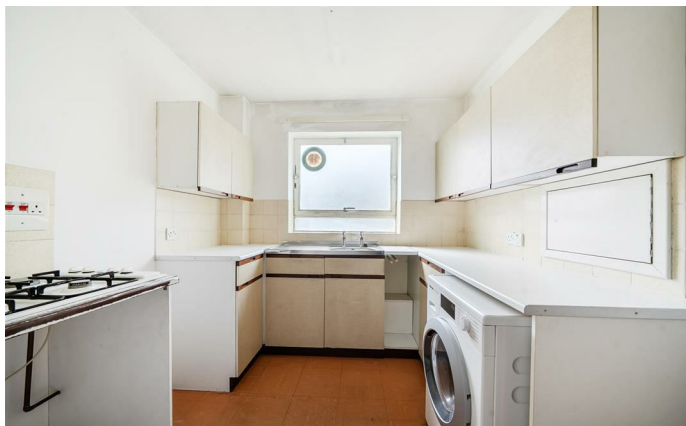
Scope to modernise and
refurbish

Long lease - 999 yrs from
June 2013

Living room & bathroom

Annual service charge of
£1,477.44 - Ground Rent £80
per year

Gas central heating



**Perfect for a first-time buyer,
commuter or investor is this purpose-
built top floor two-bedroom flat,
ideally located within a couple of
hundred meters of Haslemere train
station and within walking distance of
Haslemere town centre.**

THE PROPERTY

Offering tremendous value for money is this 2nd floor two bedroom flat in an incredibly convenient location. Haslemere station is a level 230 metre walk and Haslemere High Street is 600 metres level walk. The flat is being sold with the convenience of no onward chain - however buyers should note the sale is subject to a grant of probate. A new long lease of 999 yrs was set up in June 2013 leaving 986 year unexpired. Tudor Court is a purpose built development of flats on Lower street, close to the junction of Tanners Lane where there is a picturesque green space called Town Meadow. The flat has a hall, two bedrooms, both of which have built in wardrobes. There is also a kitchen and living room with all of the main rooms enjoying an elevated front aspect. For additional storage there is a loft space, two external storage cupboards and a single garage in a block next to the car park.



THE GROUNDS

The property is approached off Lower Street, by the exit to the station car park. There is an area of parking that is unallocated for both residents and visitors, past this is the turning in the garage area with two blocks of four garages. No 8's garage is on the left hand end of the right hand block.

SITUATION

Haslemere town centre provides a comprehensive range of shops and boutiques including Waitrose, Boots, Space NK and TG Jones, restaurants, public houses, hotel and coffee shops/cafes. The main line station offers a fast and frequent service into London Waterloo in under one hour. There is a Tesco supermarket and M&S food hall in Wey Hill along with several local shops and Haslemere Library. Lythe Hill Hotel on the outskirts of the town provides spa facilities and Haslemere Leisure Centre, The Edge, Woolmer Hill and Haslemere recreation ground all provide sports and leisure facilities. There are numerous golf courses in the area. There are excellent schools for all ages both state and private in and around the town and the whole area is surrounded by miles of open countryside much of it National Trust owned. The nearby A3 provides links to London, the motorway network and south coast.

Main line station - 0.2 miles

Wey Hill shops and amenities on foot - 0.4 miles

Haslemere High Street on foot - 0.5 miles

Haslemere Leisure Centre - 0.8 miles

A3 access at Hindhead - 3.5 miles

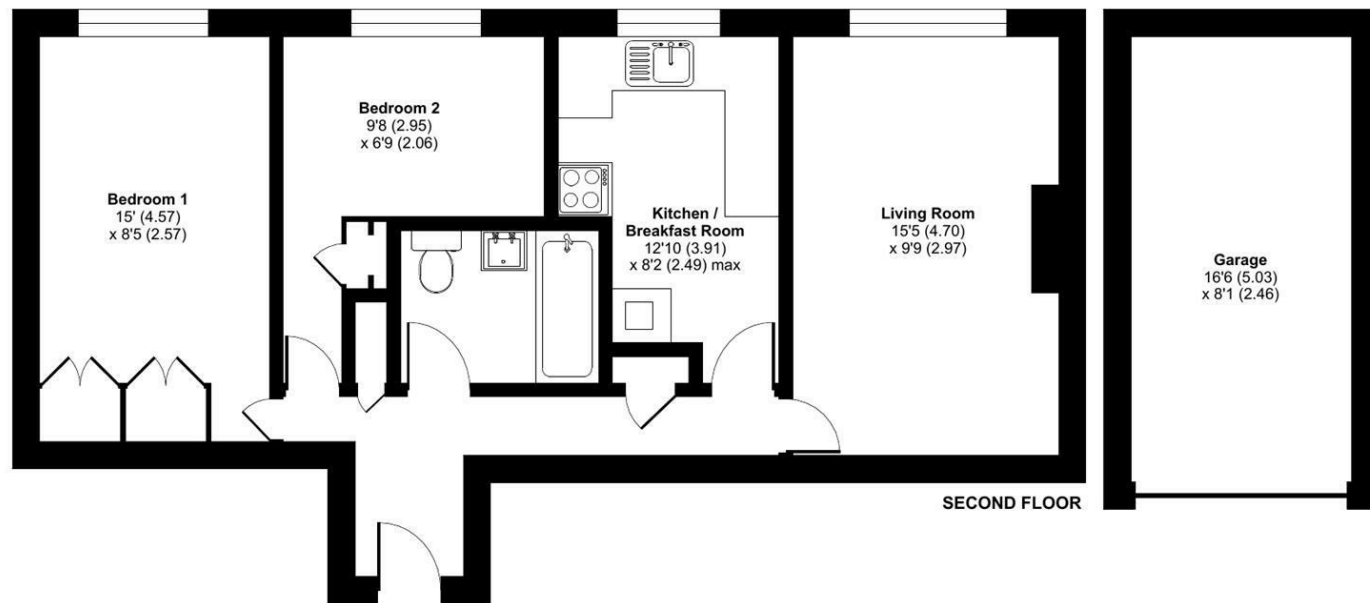
All distances approximate

Tudor Court, Lower Street, Haslemere, GU27

Approximate Area = 596 sq ft / 55.3 sq m
 Garage = 134 sq ft / 12.4 sq m
 Total = 730 sq ft / 67.8 sq m
 For identification only - Not to scale



Denotes restricted
head height



SECOND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n°chem 2026. Produced for Clarke Gammon. REF: 1485131

LOCAL AUTHORITY

Waverley Borough Council

COUNCIL TAX

Band C

SERVICES

Mains water, electricity, mains drainage
 gas central heating

Lease - 999 yrs from June 2013
 Annual service charge of £1,477.44
 Ground Rent £80 per year

13th August 2026

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

CG HASLEMERE OFFICE

72 HIGH STREET, HASLEMERE, SURREY, GU27 2LA

T: 01428 664800

E: haslemere.sales@clarkegammon.co.uk

clarkegammon.co.uk

DIRECTIONS

From our office in Haslemere High street, head South turning right around the back of the old town hall onto Lower Street. Continue straight on passing the shops and offices on the High pavement on the left, and round the sweeping right hand bend. After passing the turning into Tanners Lane, Tudor Court will be found on the right hand side.

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

