



## 36 Beacon Crescent, Hindhead, GU26 6UG

Guide Price £300,000 - Tenure: Leasehold



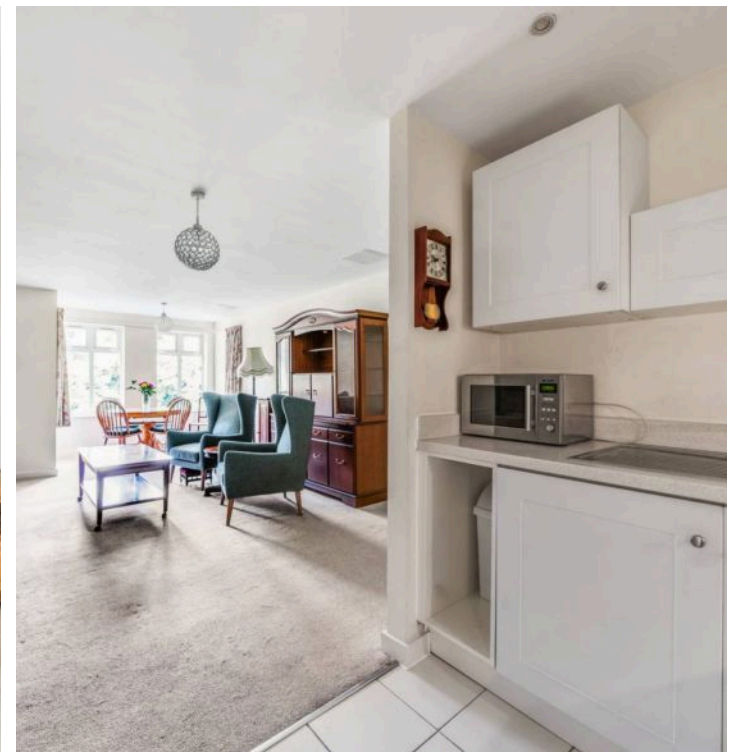
# 36 Beacon Crescent

## Hindhead

- No Chain
- Prestigious Gated Development
- Private South-Westerly Balcony With Views Over Landscaped Gardens
- Light Filled Kitchen/Dining/Living Room With Bay Window
- Lift Access & Secure Underground Parking
- Direct Access To Hindhead Common & The Devil's Punch Bowl
- Tennis Courts
- En-suite Principal Bedroom
- Built In Storage In Bedrooms & Hallway
- Landscaped Communal Grounds Of Around 6 Acres

Occupying a prime position within an exclusive gated development, 36 Beacon Crescent offers a superbly proportioned two double-bedroom apartment set amidst over six acres of professionally landscaped grounds. Located in the heart of Hindhead and built by Crest Nicholson in 2006, the development backs directly onto the breathtaking Devil's Punchbowl, blending luxury living with access to stunning countryside.

Positioned on the first floor and served by a lift, this spacious home is designed for comfort and tranquillity. Upon entering, a wide hallway leads into an elegant sitting/dining room with a bay window to take in the views overlooking the grounds beyond—an ideal space for relaxing or entertaining. The fitted kitchen is compact yet functional, offering generous storage and preparation space.





## 36 Beacon Crescent

### Continued Text

The accommodation includes two generous double bedrooms. The principal bedroom benefits from a stylish en-suite shower room and built-in wardrobes. From here, glazed doors open onto a private balcony that faces a south-westerly aspect, offering uninterrupted views over the beautifully maintained communal gardens. This sun-filled outdoor space is perfect for enjoying a peaceful afternoon or evening drink while overlooking the grounds below. While the second bedroom is served by a separate family bathroom, making it ideal for guests or multi-purpose use.

Additional features include secure underground parking, private storage, and lift access. Residents also enjoy exclusive use of the onsite tennis courts, as well as the manicured gardens complete with water features and seating areas—perfect for leisurely strolls or socialising.

Set within a secure and peaceful environment, yet moments from the A3 and Hindhead's local amenities, this apartment provides the best of both worlds: a serene country setting with excellent travel links. The Devil's Punchbowl is literally on your doorstep, offering miles of scenic walking trails and outstanding natural beauty.

36 Beacon Crescent represents an exceptional opportunity for those seeking a refined, low-maintenance lifestyle in a prestigious development surrounded by nature.





# 36 Beacon Crescent

## Continued Text & Directions

Leasehold Management Company is Heritage Management LTD

Current service charge approximately £3,457.02 per annum

Ground Rent: Currently £250 per annum

Lease Term : 999 years from 1 January 2006

### Utilities & Services:

Mains: gas, electric, water and drainage.

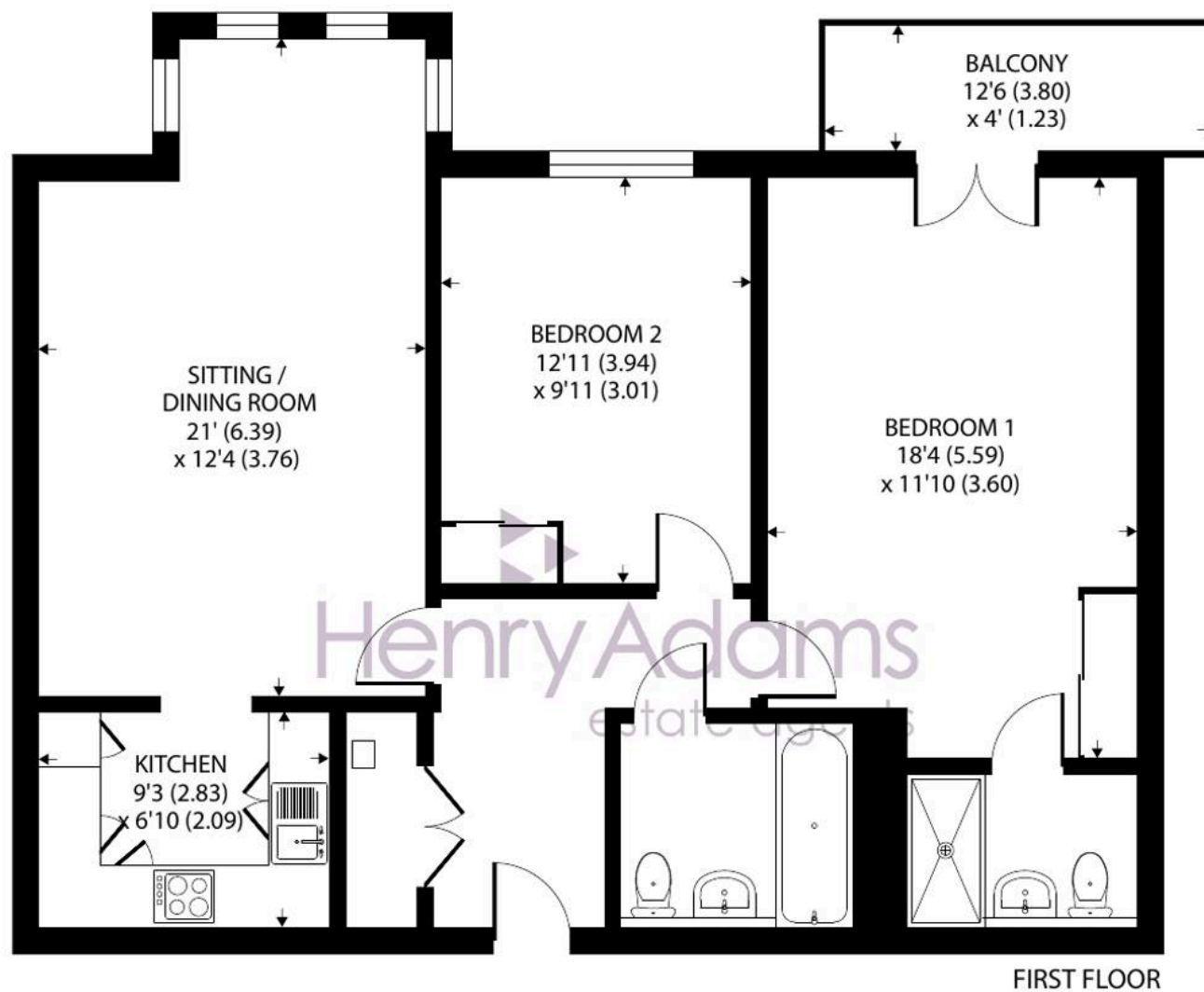
Council Tax: Waverley Borough Council Band D (£2456.04) //EPC Rating: B

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Location: Conveniently positioned just a short walk from Hindhead Common and the Devil's Punch Bowl—with its expansive heathland and ancient woodland—this location is ideal for outdoor enthusiasts and keen walkers. The charming village of Grayshott lies just over a mile away, while the bustling market town of Haslemere is a little over three miles distant, offering a direct train service to London Waterloo in approximately 48 minutes. The area is well-served by a range of excellent schools catering to all ages, and the nearby Hindhead Tunnel provides fast and easy road access to both London and the South Coast.

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## 36 Beacon Crescent, Hindhead

Approximate Area = 871 sq ft / 80.9 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). © nichecom 2025. Produced for Henry Adams. REF: 1287436





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