



8 Crofton, Lion Lane, Haslemere, GU27 1JE

Guide Price £325,000 - Tenure: Share of Freehold

 **Henry Adams**
estate agents

8 Crofton, Lion Lane

Haslemere

- Popular Lion Green Area
- Top Floor Maisonette
- Kitchen/ Breakfast Room
- Sitting Room
- Two Double Bedrooms
- Gas Heating To Radiators
- Private Garden
- Garage In Block
- Sought After Schooling Nearby
- No Onward Chain

8 Crofton is a spacious and conveniently located first-floor maisonette ideally placed for local amenities and just a short walk from the mainline station. This property boasts two generously sized double bedrooms, both with built-in wardrobes, a spacious sitting room with electric fire and ornamental mantle surround, an accessible modern bathroom with walk-in corner shower, fitted cupboards and integrated sanitary ware. The kitchen/breakfast room offers views over the garden, with neutral gloss units and space for a washing machine, fridge and freezer. The front entrance provides a useful storage cupboard, with stairs ascending to a light and well proportioned landing with large storage/airing cupboard.

Outside, the low-maintenance private rear garden is secluded with mature shrubs and a small patio area. The property also includes a single garage in a nearby block, with a dedicated parking space conveniently located in front, an external door from the garden gives direct access to the garage. Combining space, style, and convenience, 8 Crofton is an ideal choice for first time buyers, investors or people looking to downsize.



8 Crofton, Lion Lane

Services

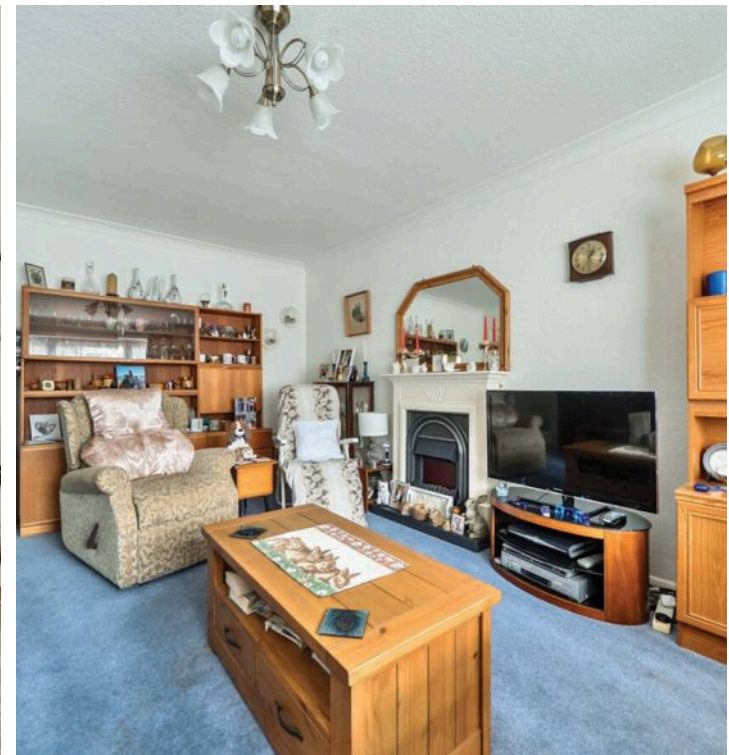
Lease: Share Of Freehold - 999 years from 24th June 1968

Broadband and Mobile services: Visit checker.ofcom.org.uk

Service charge: The property is self managed between the 4 apartments. We have been advised there is a £75.00 per month sinking fund plus ad-hoc maintenance decided between resident (25% share).

Mains: Gas, Electric, water, and drainage as advised by our vendor.

Waverley Borough Council Tax Band: C (£2,183.15)



8 Crofton, Lion Lane

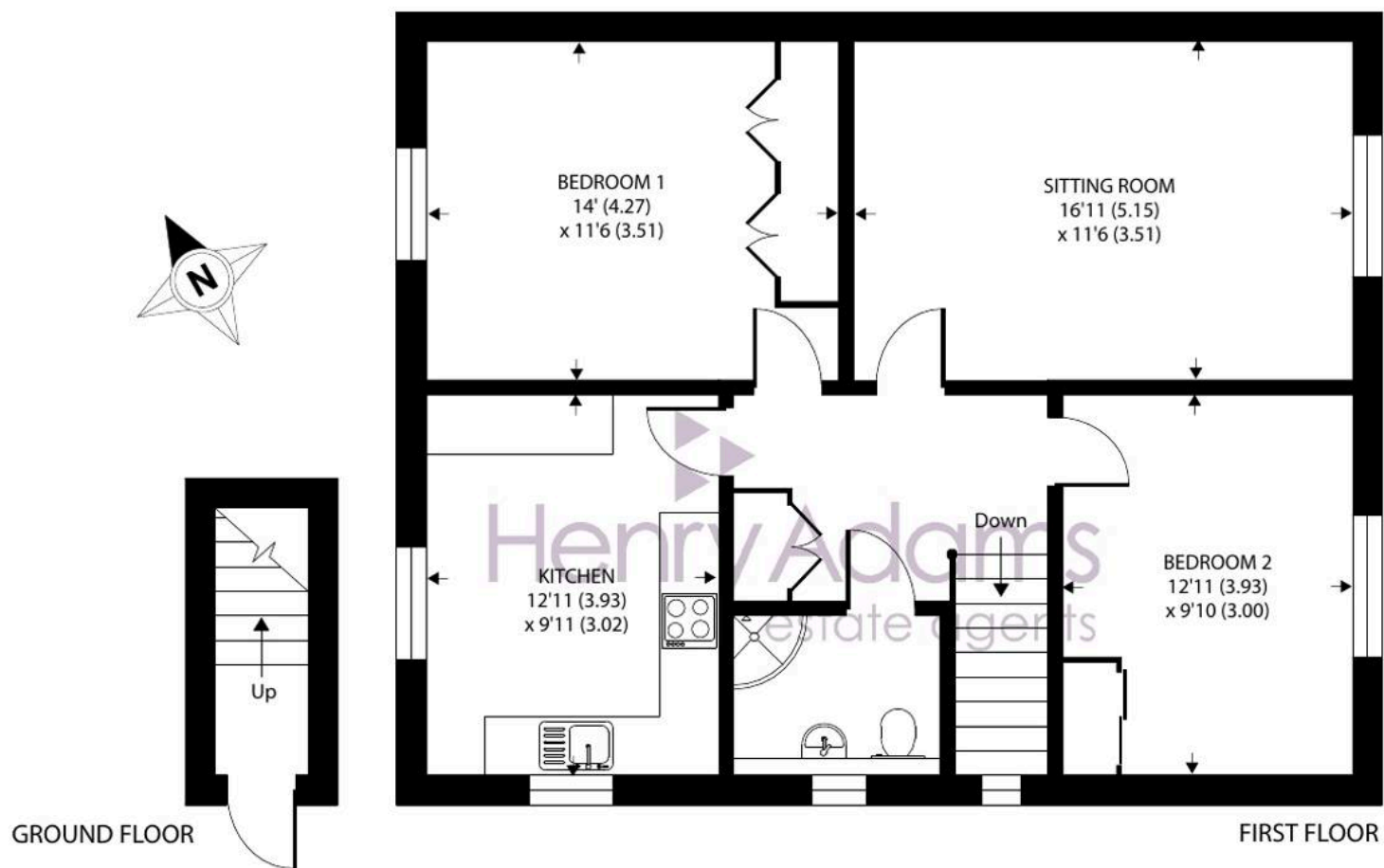
Location:

Conveniently located within easy reach of bustling Wey Hill and amenities including a M&S Food Hall, a very popular artisan coffee shop, award winning ice cream parlour, independent butcher and Lion Green, a delightful open park area with a children's playground. The well regarded Shottermill Primary and Junior Schools are very close by too. Haslemere mainline station is approximately 0.7 miles away and offers a fast service to London Waterloo in around 49 minutes. Haslemere town centre is approximately 1.4 miles and offers a comprehensive range of independent shops, boutiques, restaurants and coffee houses. The A3 at nearby Hindhead provides good road links to London and the south coast. There are excellent schools for all ages and leisure facilities including the Haslemere Leisure Centre. The surrounding area has some stunning countryside, much of which is in the ownership of the National Trust.

Directions:

SATNAV: GU27 1JE What3Words
///puzzles.smoke.besotted





Lion Lane, Haslemere, GU27

Approximate Area = 796 sq ft / 73.9 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: 1334052



Henry Adams - Haslemere

Henry Adams LLP, Georgian Court, High Street, Haslemere - GU27 2LA

01428 644002

haslemere@henryadams.co.uk

www.henryadams.co.uk/

Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.