



2 Fernden Heights, Haslemere - GU27 3LN

Guide Price £625,000 - Share of Freehold

 **Henry Adams**
estate agents



Situated on the fringes of Haslemere this stylish and elegant apartment is a viewing must! Offering circa 1472 sq ft of spacious and relaxing living space.

- Far Reaching Views Over Surrounding Countryside
- Impressive Drawing Room With Feature Fireplace
- Well Fitted Kitchen With Integrated Appliances
- Principal Bedroom With En Suite Shower Room
- Second Double Bedroom
- Garage & Allocated Parking Space
- Bright & Spacious Throughout
- EV Chargers & Visitors Parking Bays
- Wonderful Parkland Setting With Extensive Grounds
- No Onward Chain

A spacious, raised, ground floor apartment of circa 1472 sq ft in this converted period building that was a former school set in extensive grounds and with stunning views over the surrounding countryside.

The property has been lovingly looked after by the current owners with the main feature being a stunning drawing room with high ceiling, a dual aspect and feature fireplace. It further benefits from an attractive, restored ceiling rose and coving. The kitchen benefits from a number of integral appliances; there are two double bedrooms which includes a lovely principal with en suite shower room and there is a further family bathroom both of which have been well appointed. This excellent apartment has the added benefit of allocated parking space and a share of the freehold.

In all, the perfect property for someone wanting a stylish flat on one level, in this tucked away location off Fernden Lane, yet still only a couple of miles from Haslemere town.

Share Of Freehold:

Lease Length: 999 years from 29 September 1989

Current years service charge is expected to be approximately £3,268.00

Services & Directions:

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

Mains: Gas, electric, water and drainage (as advised by our vendor)

Chichester District Council: Band F 2025/26 (£3359.54)

EPC RATING: C

SAT NAV: GU27 3LN

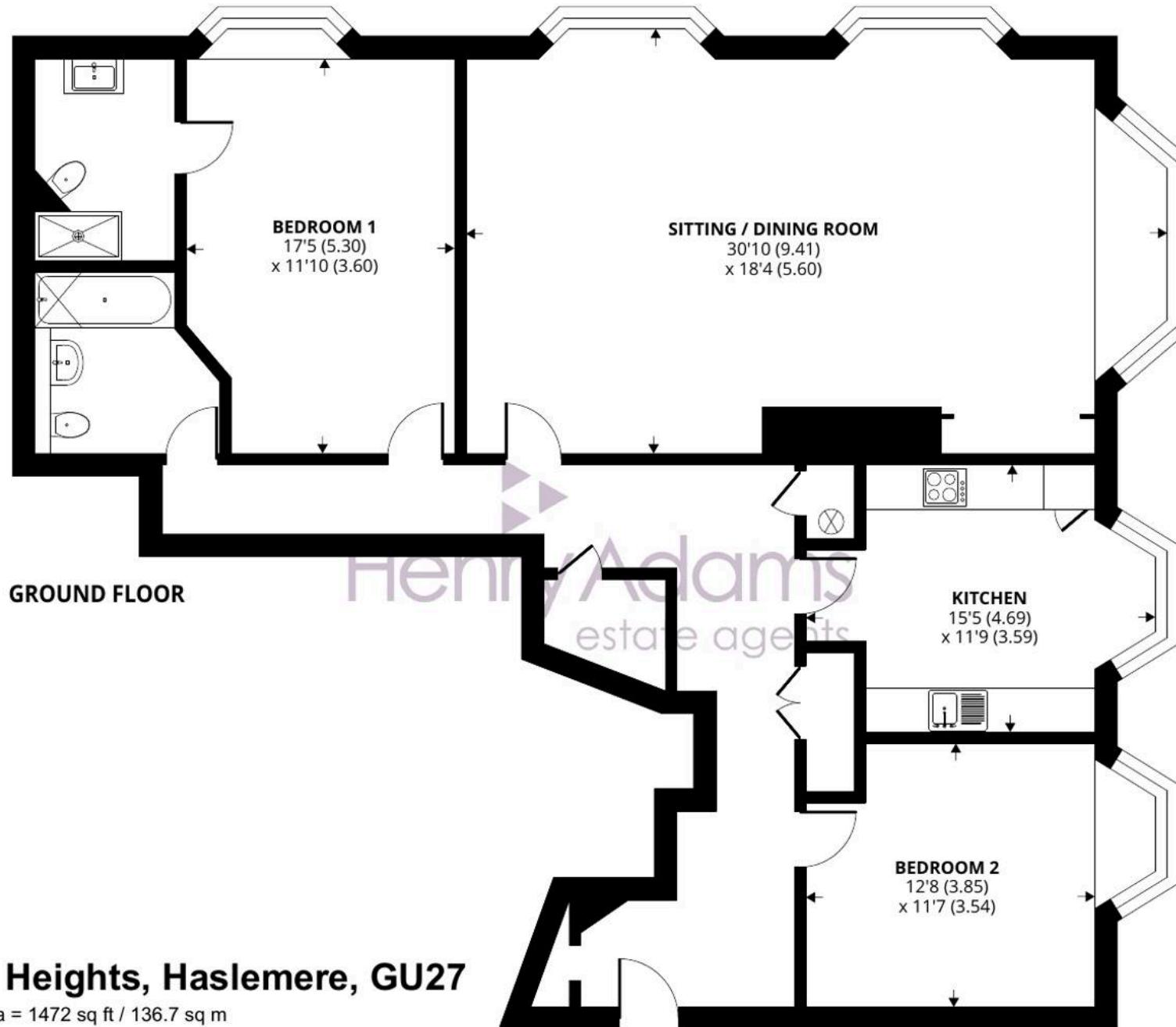
What3Words: juices.nearly.confronts

Location:

Set in about 14 acres of communal grounds within an Area of Outstanding Natural Beauty yet approximately 2½ miles from Haslemere mainline station which offers a fast service to London Waterloo in around 49 minutes. This is a delightful semi-rural location close to large areas of National Trust land and Haslemere town centre is just a short drive away with a good range of independent shops and boutiques, restaurants and coffee houses. There are good road links to London and the south coast and excellent leisure facilities locally including popular golf courses at Liphook and Hindhead.







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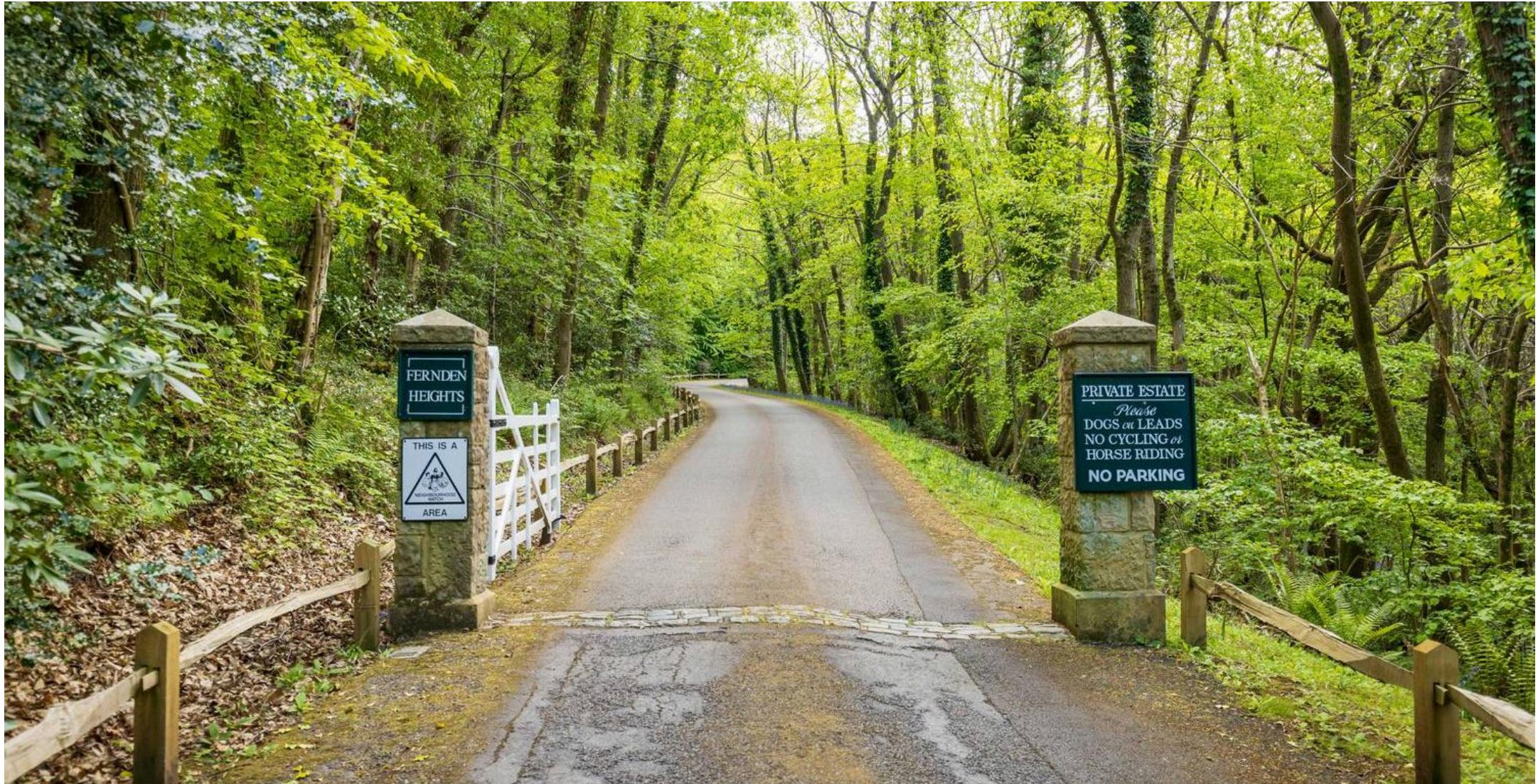
Approximate Area = 1472 sq ft / 136.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026.
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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.