



20 Heath Road, Haslemere, West Sussex, GU27 3QN

Guide Price £400,000 - Freehold

A fantastic opportunity to modernise and extend (STPP) this three-bedroom home with a driveway, a 90ft south-west facing garden, attached store and excellent potential to create a superb family home.

- South West Facing Rear Garden
- Driveway
- Open Plan Kitchen/Dining Room
- 90 Foot Rear Garden
- No Onward Chain
- Quiet Residential Road
- Potential To Extend (STPP) And Modernise
- Semi-Detached Period Property
- Two Double Bedrooms And Third Single Bedroom
- 1 Mile From Wey Hill And 1.5 Miles From Haslemere Station

Situated in a sought-after residential location, 20 Heath Road presents an exciting opportunity to acquire a semi-detached home with tremendous potential for improvement, extension and modernisation (subject to the necessary planning permissions). Requiring updating throughout, this property offers the perfect blank canvas for buyers looking to create a home tailored to their own tastes and requirements.

The accommodation is arranged over two floors and is approached via a driveway providing off-road parking. The front door opens into an entrance hall with stairs rising to the first floor and access into the sitting room. A bright and welcoming reception space, the sitting room flows seamlessly through bi-fold doors into the open-plan kitchen/breakfast room, creating an excellent space for everyday family living and entertaining. There is also a useful understairs storage cupboard.

Beyond the kitchen is a separate rear hallway providing access to the garden and the ground floor bathroom. In addition, there is a useful attached store, accessed externally from the rear of the property, offering valuable storage space and further potential for conversion or incorporation into the main house, subject to any necessary consents.

Upstairs, the property offers three bedrooms, including two well-proportioned double bedrooms. The third bedroom features a built-in bunk bed and storage unit, making it an ideal children's room, nursery or home office.

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One of the standout features of the property is the generous rear garden, extending to approximately 90 feet in length and enjoying a desirable south-west facing aspect, providing excellent afternoon and evening sunshine. The substantial plot offers ample scope for extending the property and enhancing the outdoor space, subject to the relevant permissions.

Offering enormous potential in a popular location, this is a rare opportunity for purchasers seeking a project with the chance to add significant value and create a wonderful long-term family home.

Services:

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

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

Chichester District Council Tax Band: C (£2,186.49)

EPC: D

Directions:

SATNAV: GU27 3QN

what3words: /// shirts.votes.sofas

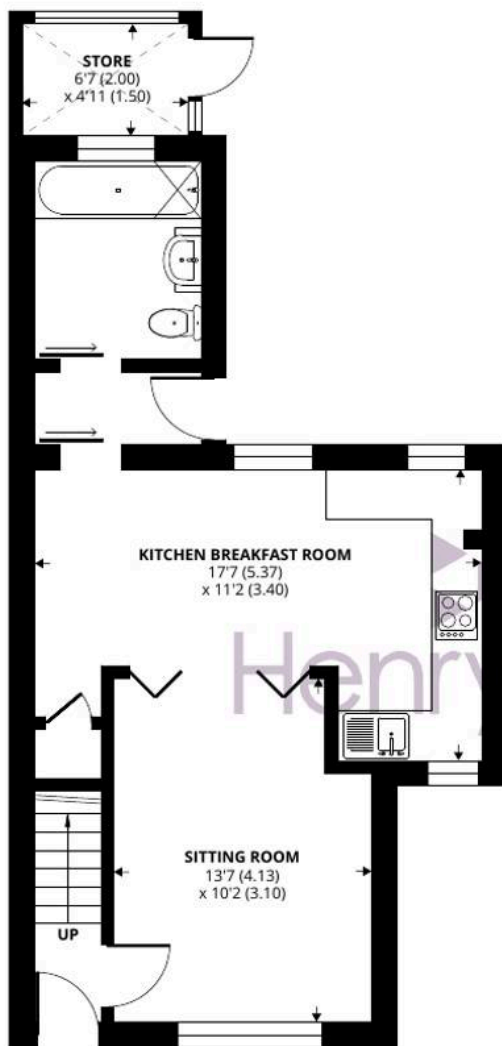
Location:

20 Heath Road is situated in the desirable hamlet of Hammer, a peaceful semi-rural setting positioned between Haslemere and Liphook, surrounded by beautiful countryside and scenic walking routes. The nearby town of Haslemere offers an excellent range of independent shops, boutiques, cafés, restaurants, and everyday amenities, including Waitrose and an Marks & Spencer Foodhall at Weyhill. The area is particularly well regarded for its access to excellent schooling for all ages, leisure facilities including Haslemere Leisure Centre, and convenient road links via the A3 providing access to London, the south coast, and surrounding towns. Nearby mainline stations at Haslemere railway station and Liphook railway station offer regular services to London Waterloo in under an hour, making the property well suited for commuters. Surrounded by stunning countryside, including nearby areas of the South Downs National Park and Surrey Hills, the location is ideal for those seeking a balance of village-style living with excellent connectivity and access to outdoor pursuits.

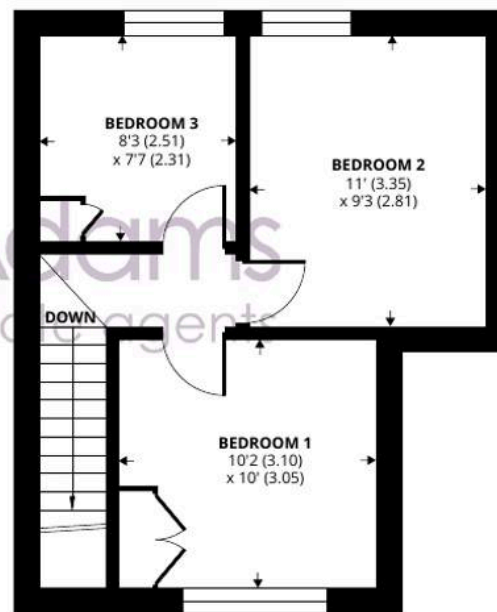
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GROUND FLOOR



FIRST FLOOR

Heath Road, Haslemere, GU27

Approximate Area = 758 sq ft / 70.4 sq m

Outbuilding = 29 sq ft / 2.6 sq m

Total = 787 sq ft / 73 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). © ntechcom 2026. Produced for Henry Adams. REF: 1479318



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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