

Asking Price £165,000 | Leasehold

Bluebell Rise, Lightwater, Surrey, GU18 5YN







Key Features & Description

- No Onward Chain
- lease in excess of 100 years.
- Ground Floor Maisonette
- Freshly Updated
- Spacious Sitting Room
- Separate Kitchen & Bath
- Scenic Views
- Outdoor Space & Parking
- Desirable Location:
- EPC Rating D | Council Tax Band C
- Service Charge £T.B.C. PA | Ground rent £T.B.C. PA | 100 years

Nestled in a peaceful setting with lovely views of the surrounding greenery, this charming one-bedroom ground-floor maisonette offers a fantastic opportunity for first-time buyers, downsizers, or investors.

The property has been tastefully updated with fresh décor and brand-new carpets throughout. At its heart is a bright and spacious sitting room, which boasts a striking floor-to-ceiling window and practical built-in storage. The separate kitchen is well-appointed with a range of eye and base-level cabinetry, leaving ample space for freestanding appliances. A comfortably sized double bedroom sits quietly at the rear of the home, while the bathroom—currently fitted with an over-bath shower—provides a brilliant blank canvas for anyone looking to redesign and add their own personal touch.

Outside, a small front garden area offers a lovely spot to relax during the summer months, and residents' parking is conveniently located nearby. Benefiting from a long lease in excess of 100 years, this superb property is highly recommended for a viewing.

The Location:

Set in the highly sought-after and picturesque village of Lightwater, residents enjoy a perfect blend of country living and modern convenience. The village offers excellent local amenities, including a Post Office, independent shops, a leisure centre, and a beautiful country park. For a wider variety of extensive shopping and large supermarkets, the neighbouring towns of Camberley, Woking, Guildford, and Windsor are all within easy reach. Conveniently positioned, Lightwater provides straightforward commuter access to both London and the South Coast.











Important Notice

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Romans.

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