



1 Blenheim Court, Farnham Road, Liss, Hampshire. GU33 6JA
Price Guide £450,000 Leasehold with share of Freehold

APARTMENT 1, BLENHEIM COURT FARNHAM
ROAD
LISS GU33 6JA

Price Guide £450,000

Age exclusive to over 55's	2 Large double bedrooms with fitted wardrobes
Easy access to Liss village centre and mainline station	Luxury bath/shower room
Allocated parking and visitor parking	Underfloor heating throughout
Open plan sitting/dining/Kitchen	Own dedicated patio garden



An immaculately presented ground floor apartment built to a very high standard with its' own patio garden, within easy reach of Liss village centre and the mainline station.

THE PROPERTY

1 - 6 Blenheim court is an attractive, tastefully presented, stand alone development of 6 apartments. The wider development area also includes 9 further apartments in a separate block and a luxury care home. The whole development was constructed in 2018. There is a spacious secure communal hall with a security system. This leads to the apartment, which offers a spacious hall with 2 large built in storage cupboards, and there is a glazed door with a side panel which leads to the double aspect open plan living space, with large kitchen/dining area and sitting room. The kitchen is comprehensively equipped with a full range of appliances, and there is a small utility room off. The sitting room area has a pair of glazed patio doors which leads out to the apartments' private courtyard garden, which also has separate pedestrian access. From the hallway there is access to 2 large double bedrooms, both with fitted wardrobes, and there is a substantial colour co-ordinated bathroom /shower room.



THE GROUNDS

The apartment forms one of six in the main block, outside of which is allocated parking. There is also a large area of visitor parking. There are communal grounds, however, this apartment has its' own dedicated patio garden, with large sun terracing, lawned area and separate pedestrian access.

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SITUATION

Blenheim Court can be found on the B3006 Farnham road, just a short distance from the A3. This major route takes you directly to the coast in the south, and northbound to Farnham, Guildford and onto London. Liss is also well served by public transport, Liss station is under a mile from Blenheim Court and there are frequent direct services to London Waterloo in 1hr 15 mins or Portsmouth in around 39 minutes. A local bus service connects Liss to nearby towns at Alton, Petersfield, and Selbourne. Liss sits within the picturesque South Downs National Park, renowned for its' breath-taking natural beauty, far reaching views and unspoilt tranquillity. The village centre is comprehensively equipped with a variety of shops for day-to-day needs, including a supermarket and health centre. For the golf enthusiasts there are a number of excellent golf courses within the area and in particular, there is an excellent driving range a short walk away which gives access to its' facility and small par 3 golf course. There are larger facilities at the nearby towns of Petersfield, Midhurst, Haslemere and Alton, just a short distance from the A3. This major route takes you directly to the coast in the south and northbound to Farnham/Guildford/London

Liss village centre - 0.9 miles

Liss Station - 0.8 miles (0.5 miles on foot)

Petersfield square - 3.8 miles

Portsmouth - 20.5 miles

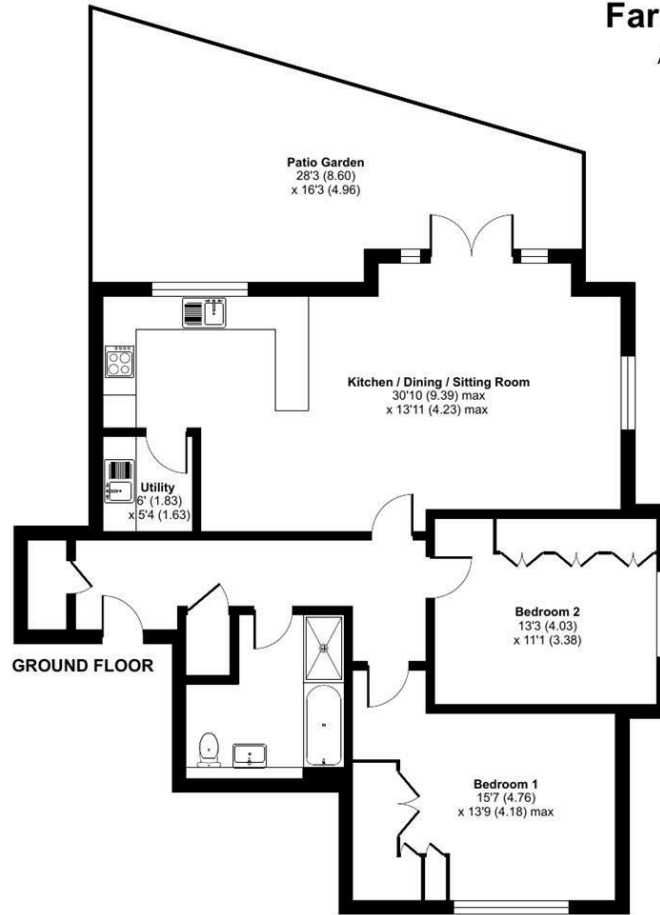
Midhurst - 7.0 miles

Haslemere - 11.0 miles

Guildford - 21.3 miles

Farnham Road, Liss, GU33

Approximate Area = 1022 sq ft / 94.9 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). © nchecom 2025. Produced for Clarke Gammon. REF: 1254452

LOCAL AUTHORITY

East Hampshire District Council

COUNCIL TAX

Band D

SERVICES

Mains water, electricity, mains drainage gas central heating. The remainder of 130-year lease (122 years) Annual maintenance of approximately £5,000 pa including numerous expenses; buildings insurance, communal facilities, cleaning, ground /general maintenance, and Tunstall warden call system.

13th March 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

CG LIPHOOK OFFICE

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DIRECTIONS

From the A3 roundabout at Liss, exit, following the signs to the B3006 (Farnham Road) proceed approximately 1 mile, having passed the signpost to Liss village centre you will find the entrance to Blenheim Court on the left-hand side. The visitor parking will be found on the right-hand side, and the apartment block is directly ahead.

AGENT'S NOTE

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

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HASLEMERE OFFICE
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LIPHOOK OFFICE
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