



9 Perche Court, Midhurst, West Sussex, GU29 9TE

A beautifully presented three bedroom end of terrace house, situated in Midhurst.



- ▶ Quiet Location
- ▶ Available Parking Outside
- ▶ Dual Aspect Principle Bedroom
- ▶ New Bathroom
- ▶ No Through Road
- ▶ Clean and Open Space To Move Into
- ▶ South Facing Garden
- ▶ Modern Kitchen/Dining Room
- ▶ Walking Distance to Shops
- ▶ Ready To Move In

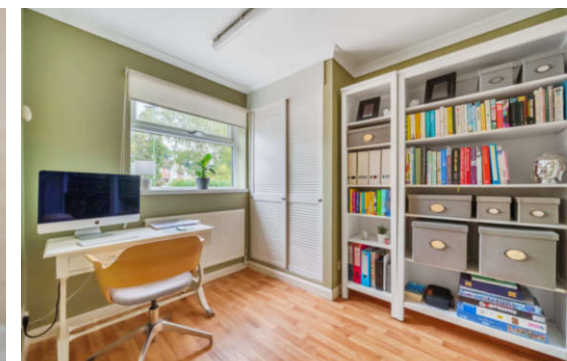
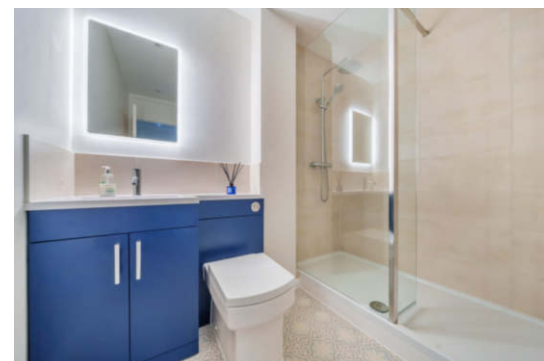
Situated in a no through road, 9 Perche Court offers the next owner the opportunity to transition straight in without the worry of decorating or renovating. The property has previously been extended creating spacious rooms on both the ground level and first floor offering plenty of light throughout and making the most of it's end of terrace position.

With a fantastic renovation and reconfiguration, the property now offers a clean and open space to move straight in to. The modern kitchen provides a great space to entertain and is complimented with granite worktops and an island which doubles up as a table for six. There is also plenty of storage space as well as double doors opening out onto the garden.

A double aspect sitting room with views over the garden and separate study complete the ground floor along with a WC. Upstairs are three generously sized bedrooms with two of them having built in storage.

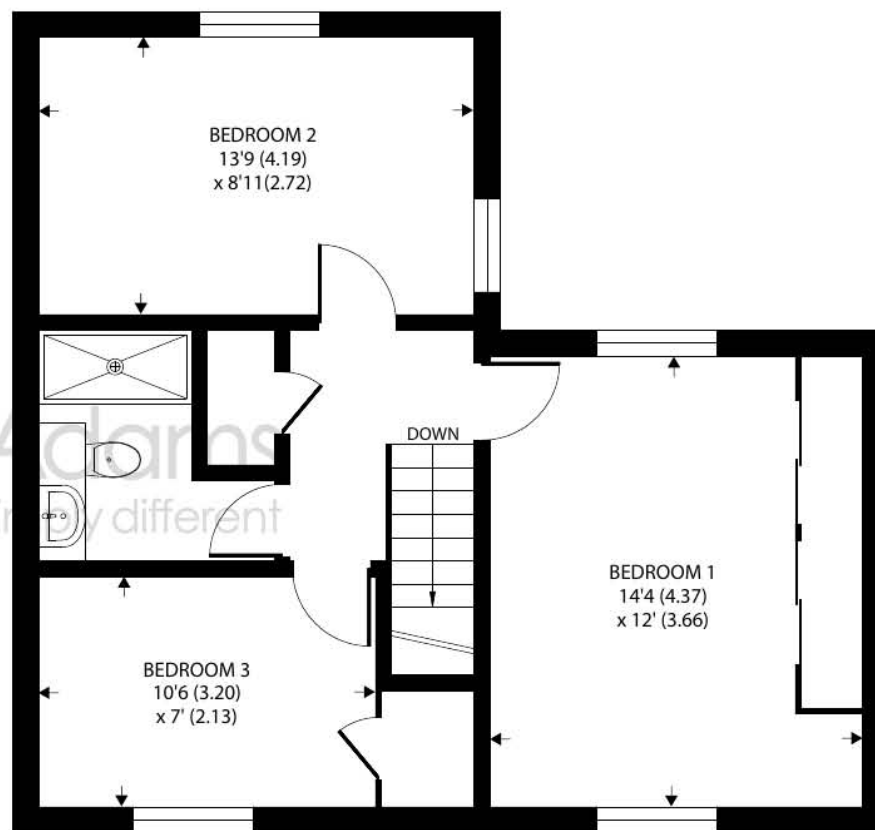
The property also has the negotiable option of purchasing a purpose built outhouse which is fully insulated, has double glazed windows, a patio area, power for light and electrical appliances, and hot and cold water.

Outside to the front and back are low maintenance, landscaped spaces, closed in by picket fence and walled garden. The rear garden has a south facing aspect and benefits from wrapping around two sides of the property with gated pedestrian access.





GROUND FLOOR



FIRST FLOOR

Perche Court, Midhurst, GU29

Approximate Area = 1056 sq ft / 98.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Henry Adams. REF: 1037631

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.

Location & Amenties

The picturesque market town of Midhurst offers a variety of shopping facilities in addition to hotels, pubs and restaurants. There are also primary schools, an Academy College, leisure complex, medical centre, banks, a library and the Cowdray Park golf course.

The town was declared the best place to live in the South East by a 2016 Sunday Times survey based on a number of criteria including lifestyle, crime rate, schooling and house prices. For more information on the town, log onto the visitmidhurst.com webiste.

The area falls in the heart of the South Downs National Park with it's glorious and protected countryside. Haslemere 8 miles to the north has a main train line station to London Waterloo (50mins). The cathedral City of Chichester with it's more comprehensive shopping, famous Festival Theatre and harbour lines 12 miles to the south. Inbetween is Goodwood with it's renowned horse racing, motor racing track featuring "The Revival" and "Festival of Speed" events and two more golf courses.

