



8 The Rockeries, Midhurst, West Sussex, GU29 9JJ

A delightful two bedroom character home nestled in the heart of Midhurst within easy access to everyday essentials



- ▶ No Onward Chain
- ▶ Walking Distance To Town
- ▶ Two Bedrooms / Two Bathrooms
- ▶ Well Presented Throughout
- ▶ End Of Terrace
- ▶ Secure Gated Development
- ▶ Allocated Parking
- ▶ Peaceful Location
- ▶ Courtyard Garden
- ▶ Downstairs Cloakroom

Welcome to this well-presented two-bedroom end of terrace home, nestled within the picturesque setting of a secure gated development, offering both privacy and convenience. Boasting charming stone elevations, this property presents a delightful blend of traditional aesthetics and contemporary living.

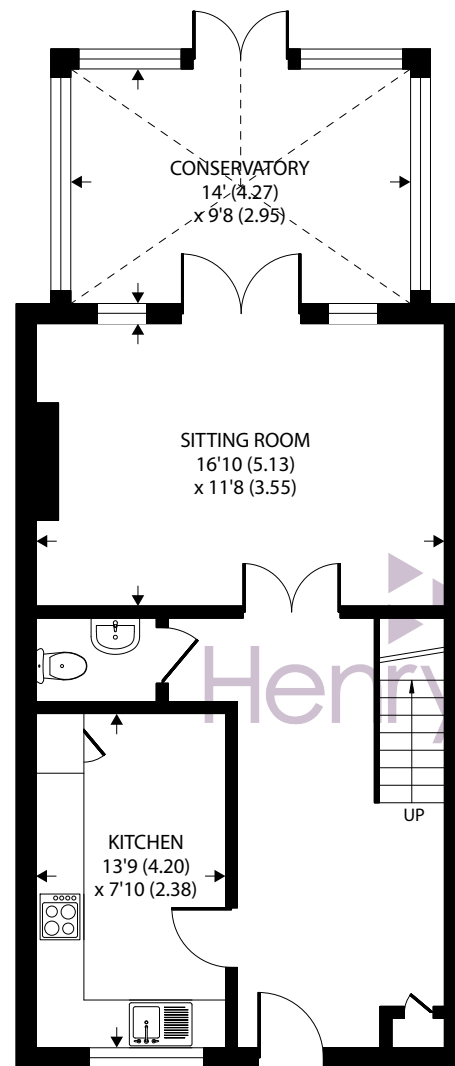
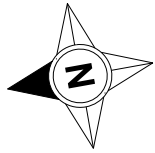
Upon entering, you are greeted by a thoughtfully designed ground floor featuring a modern kitchen/breakfast room, ideal for culinary enthusiasts, seamlessly flowing into a generously proportioned sitting room. The spacious sitting room exudes warmth and sophistication, complemented by double doors leading to an inviting orangery, perfect for enjoying the sunlight.

Ascend the staircase to discover the first floor, where comfort meets functionality with two well-appointed bedrooms, each adorned with built-in storage. The main bedroom is a sanctuary of relaxation, offering the luxury of a walk-in shower room, while the second bedroom enjoys the convenience of a family bathroom, catering to every lifestyle need.

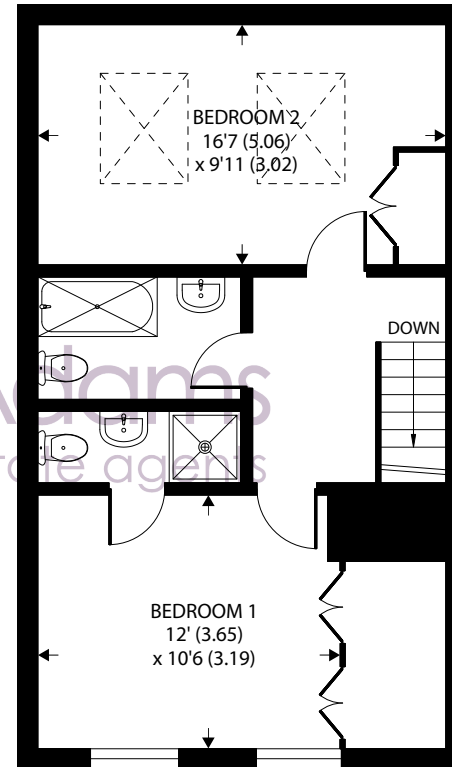
Outside, a charming low-maintenance courtyard garden awaits, providing a private oasis for outdoor entertaining or peaceful retreats. With allocated parking and additional space for visitors, convenience is seamlessly integrated into daily life.

Situated just moments away from the bustling town of Midhurst, residents benefit from easy access to a wealth of amenities, including shops, restaurants, and recreational facilities, ensuring every necessity is within reach.





GROUND FLOOR



FIRST FLOOR

The Rockeries, Midhurst

Approximate Area = 1151 sq ft / 106.9 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). © njchecom 2024. Produced for Henry Adams. REF: 1117028

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 and Amenities

The thriving town of Midhurst resides on the Surrey and Sussex border. Full of listed buildings, attractive shops and narrow lanes, it's also blessed with charming hotels and restaurants. There are also primary schools, an Academy College, leisure complex, medical centre, a library, Sainsburys and the Cowdray Park golf course. The town has previously been declared as one of the best places to live in the South East by a Sunday Times survey which was based on a number of criteria including lifestyle, crime rate, schooling and house prices.

Discover more extensive havens of choice in nearby Haslemere and Chichester, while neighbouring Petworth has a variety of shops and National Trust parkland. There are plenty of leisure pursuits from walking, cycling and horse riding in the National Park, to shooting and fishing in the historic Cowdray Park. Sailors and theatre-goers will love Chichester and for racing enthusiasts, glorious Goodwood is within a short drive too.

For more information on the town log on to the visitmidhurst.com website.

