




RH & RW
CLUTTON
01798 344554
rhw@clutton.com
FOR SALE

3 Borough House, North Street, Midhurst, GU29 9DX

A delightful first floor, one bedroom apartment offering character, charm, convenience and a communal garden.

 1  1  1  N/A

- ▶ No Onward Chain
- ▶ Allocated Parking Space
- ▶ Views to Cowdray Ruins
- ▶ Lease Length: 954 years
- ▶ Share Of The Freehold
- ▶ One Bedroom / One Bathroom
- ▶ Communal Garden
- ▶ Town Centre Location
- ▶ Sitting Room With Log Burner
- ▶ Loft Room / Home Office

Nestled within the historic allure of a Grade II listed building dating back to 1764, this charming first-floor one-bedroom flat exudes timeless elegance and offers a unique living experience. Set against the picturesque backdrop of Cowdray Ruins, the property boasts beautiful views that seamlessly blend with the tranquillity of delightful communal gardens.

Upon entering through the shared rear entrance, one is welcomed into a well-appointed kitchen adorned with both wall and base units. Designed for functionality, the kitchen offers ample space for essential appliances such as a washing machine, fridge freezer, and cooker, with the option to retain the existing gas range cooker. A quaint internal lobby leads to the bathroom and the inviting sitting room, characterised by its luminous ambiance and adorned with a wood-burning stove, perfect for cosy evenings. Adorned with a large sash window framing captivating vistas of the ruins, the sitting room serves as a serene retreat. Adjacent to the sitting room lies the spacious double bedroom with a large sash window offering picturesque views.

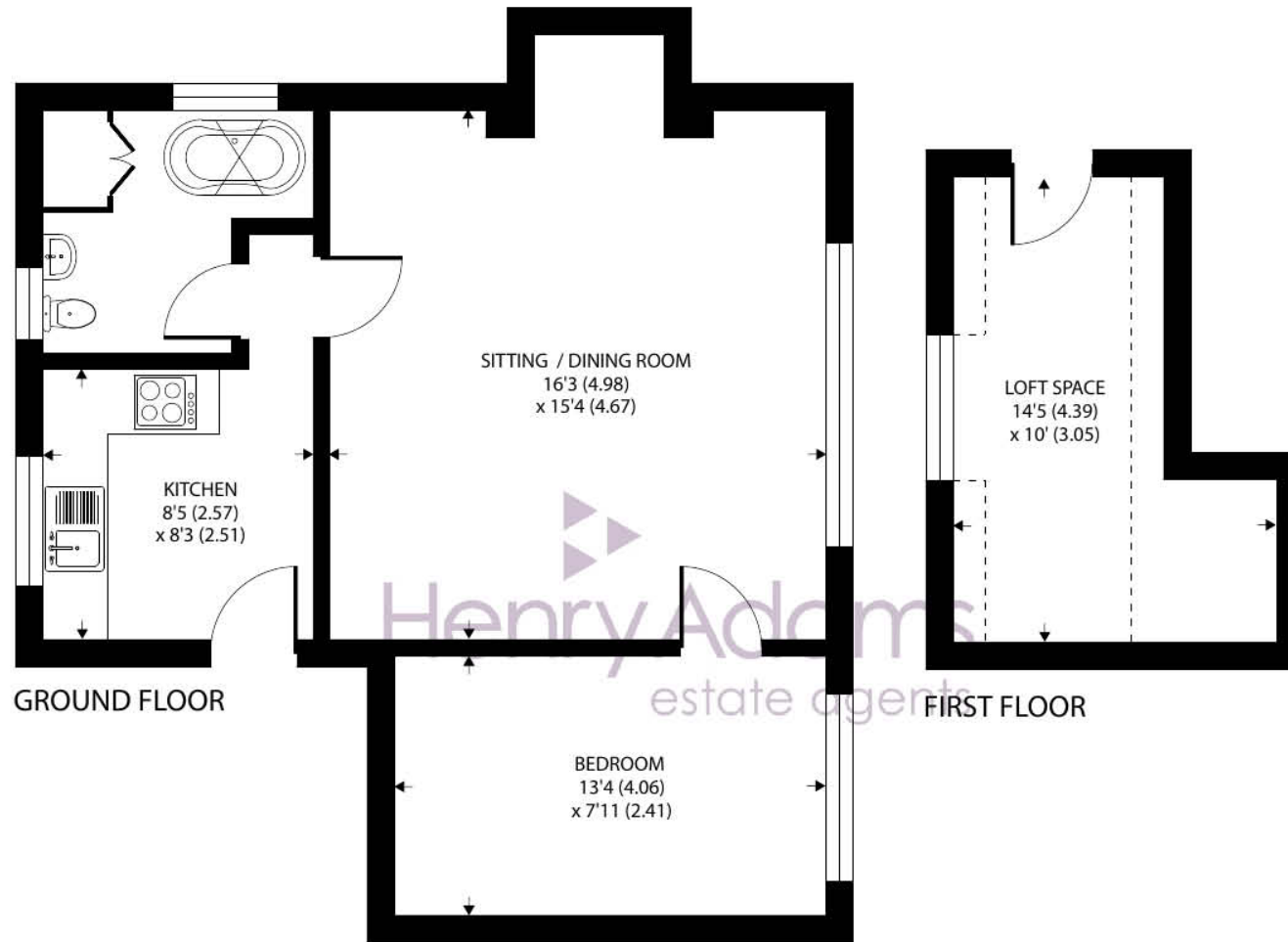
Ascending the staircase from the shared entrance hall, residents will discover a second-floor communal landing, providing access to an additional room currently utilised as a home office, offering exclusivity and versatility to meet various lifestyle needs.

The annual service is 188.30 pm which includes an additional contribution to the sinking fund. This will shortly revert to approximately £80pm.





Denotes restricted head height



Approximate Area = 586 sq ft / 54.4 sq m
Limited Use Area(s) = 42 sq ft / 3.9 sq m
Total = 628 sq ft / 58.3 sq m

For identification only - Not to scale



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.

