



Flat 2 Green Court, Duck Lane, Midhurst, West Sussex, GU29

This bright and airy, two bed apartment offers a spacious open plan living with the convenience of being tucked away in Midhurst.



- ▶ No Onward Chain
- ▶ Character Features
- ▶ Two Bathrooms (One Ensuite)
- ▶ Town Centre Location
- ▶ Lease Length - 106yrs
- ▶ Spacious Open Plan Living
- ▶ Two Double Bedrooms
- ▶ Terrace Area
- ▶ First Floor Apartment
- ▶ Modern Finish Throughout

This charming Grade II listed, first floor apartment is tucked away in the old part of Midhurst and conveniently positioned within close proximity to all of your everyday essentials.

It boasts a bright and airy, open plan living space with two large skylights and a stable door. This great space provides a wonderful sociable feel and entertaining area with a fitted kitchen, dining area and spacious living room.

Two bedrooms are found at the end, both are really good sized doubles with built in wardrobes, high ceilings and exposed beams providing plenty of character. The main bedroom has the use of a luxury fitted ensuite shower room as well as there being a family bathroom.

There is also a great outdoor space which benefits from sun throughout the day and nice rooftop views over Midhurst.

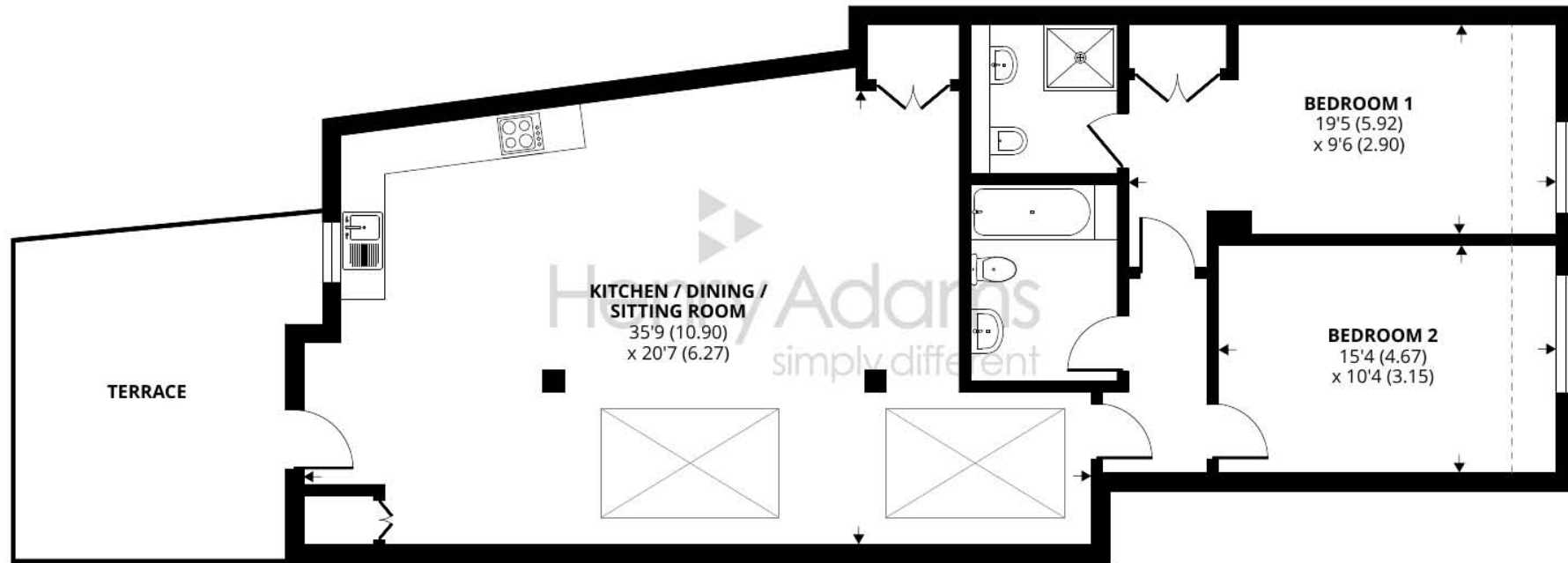
This charming 'lock and go' apartment provides the perfect downsize as well as being suitable for young couples and buy to let investors with an annual return of approximately £16,800pa.

A viewing is highly recommended to appreciate all the special attributes this wonderful property has to offer the next owner.





Denotes restricted head height



FIRST FLOOR

Flat 2, Green Court, Duck Lane, Midhurst

Approximate Area = 1124 sq ft / 104 sq m

Limited Use Area(s) = 41 sq ft / 4 sq m

Total = 1165 sq ft / 108 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 2022. Produced for Henry Adams. REF: 913359

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.

