



17 Cowdray Court, North Street, Midhurst, GU29 9UA

Cowdray Court offers an oasis of calm in a exclusive development for over 55s with access to everyday essentials on your door step



- ▶ No Onward Chain
- ▶ Annual Service Charge: £2,402
- ▶ Two Bathrooms
- ▶ Age Restricted to Over 55s
- ▶ Sought-After Position
- ▶ Private West Facing Courtyard
- ▶ Two Double Bedrooms
- ▶ Communal Gardens
- ▶ Positioned in the Heart of Midhurst
- ▶ Secure, Gated Development

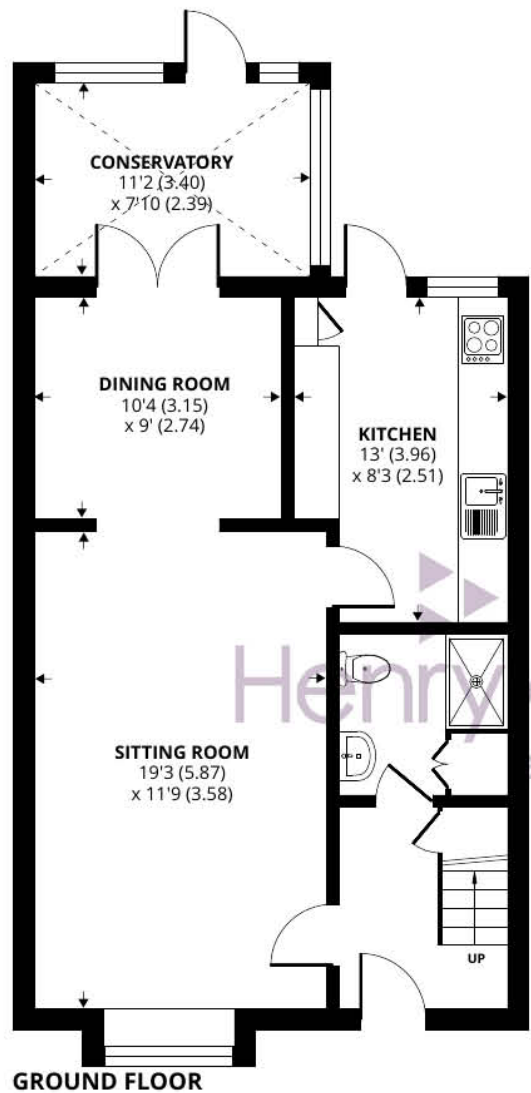
Cowdray Court offers an oasis of calm, nestled in the heart of Midhurst. This charming, stone fronted mid-terraced house, forms part of an award winning retirement development for the over 55's and is accessed via electronic gates providing security and privacy. One of the standout features is its proximity to town and the benefit of being within walking distance to everyday essentials and nearby countryside.

The development offers the chance for residents to join a friendly and caring community with well-maintained communal spaces which include vegetable beds and on site laundry rooms for all to enjoy. There is plenty of visitor parking on site as well as an allocated parking space undercover.

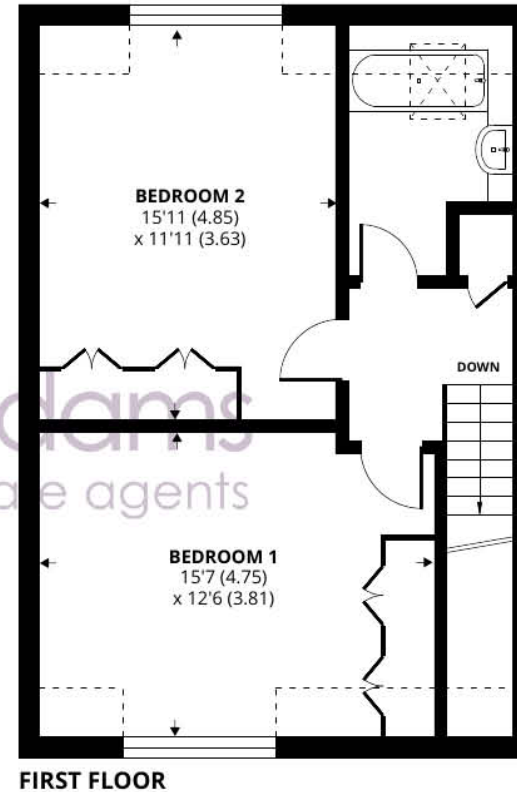
The accommodation has been thoughtfully designed to provide wide open spaces enabling an easy transition from room to room. The ground floor has a well-fitted galley kitchen and two reception rooms; A well proportioned sitting room with a gas fireplace and a separate dining room with double doors leading into a west facing conservatory, perfect for catching the afternoon/evening sun. There is also the benefit of a ground floor Shower Room with WC. The first floor is approached via a straight staircase with plenty of landing space. There is spacious bathroom suite and two large double bedrooms, both with fitted wardrobes.

Outside to the rear is a low maintenance, west facing paved courtyard flanked by maturing borders.





Denotes restricted head height



Approximate Area = 1151 sq ft / 106.9 sq m

Limited Use Area(s) = 51 sq ft / 4.7 sq m

Total = 1202 sq ft / 111.6 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.

