



13 Canada Grove, Midhurst, West Sussex, GU29 9AF

A delightful two bedroom bungalow with parking and the benefit of a self-contained one bedroom annexe with private entrance.



- ▶ No Onward Chain
- ▶ Self-Contained Annexe
- ▶ Manageable Garden With Views
- ▶ Three Bedrooms / Two Bathrooms
- ▶ Quiet No Through Road
- ▶ Private Drive
- ▶ Open Plan Living
- ▶ Walking Distance To Town
- ▶ Home Office / Study Area
- ▶ Updated and Modernised Throughout

Nestled in a peaceful no-through road and within easy walking distance of Midhurst, this delightful detached two-bedroom bungalow offers a unique opportunity for comfortable and versatile living. Available with no onward chain, the property features a driveway and the added benefit of a converted garage, now a self-contained one-bedroom annexe with private entrance.

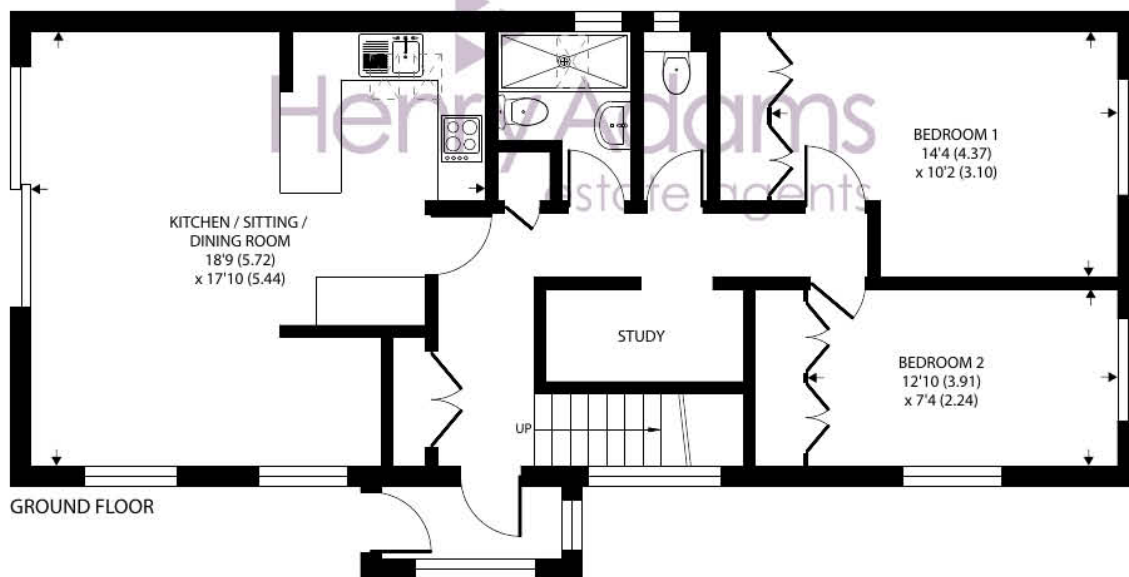
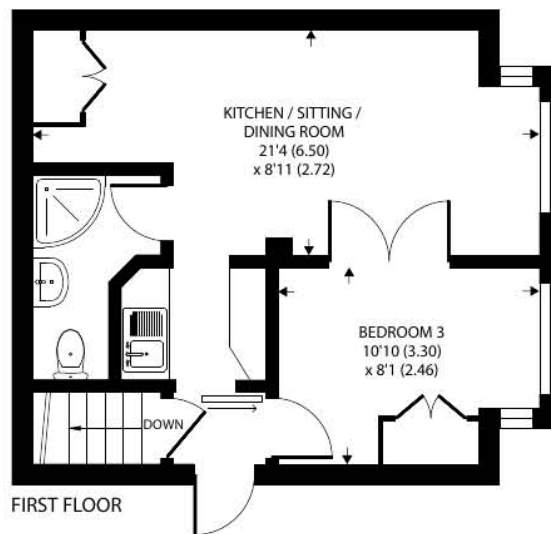
The annexe includes a cosy sitting room, a well-appointed kitchen, a comfortable bedroom, and a modern shower room, making it ideal for guests, extended family, or potential rental income.

The main accommodation has been thoughtfully updated to create an inviting open-plan living space. The contemporary kitchen flows seamlessly into the dining area and spacious sitting room, where sliding doors open onto the charming garden. This integration of indoor and outdoor living spaces is perfect for both everyday life and entertaining.

The bungalow boasts two generous double bedrooms, a stylish shower room, a separate cloakroom, and a versatile study area.

Outside, the garden provides a serene retreat with elevated views, predominantly laid to lawn and complemented by mature borders. Two outbuildings offer additional storage or hobby space, enhancing the property's practicality.





13 Canada Grove

Approximate Area = 1205 sq ft / 111.9 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). © nichecom 2024. Produced for Henry Adams. REF: 1153737

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.

