



**23a Elmleigh, Midhurst, West Sussex, GU29 9EZ**

Offers in the Region of £550,00









## 23a Elmleigh, Midhurst,

Freehold / EPC : C / Council Tax Band: E

- No Onward Chain
- Walking Distance To Town
- Three Double Bedrooms
- Two Bathrooms (One Ensuite)
- Detached Family Home
- Good Size Garden with Patio
- Spacious Ground Floor Living
- Kitchen / Breakfast Room

Built in 2004, this well-presented three/four-bedroom detached home occupies a desirable corner plot within walking distance of the town centre and local amenities. Available with vacant possession, the property has been thoughtfully designed for low-maintenance living, featuring galvanised steel gutters and downpipes, along with double-glazed windows and doors throughout.

The ground floor offers a generous full-width sitting/dining room, complete with elegant oak flooring and sliding doors that open onto the patio and rear garden, creating a seamless indoor-outdoor living experience. The spacious kitchen/breakfast room boasts an extensive range of storage options, complemented by a separate utility room for added convenience. Additionally, a versatile reception room provides the flexibility to be used as a fourth bedroom, study, or snug.

Upstairs, the master bedroom benefits from an en-suite shower room and a dedicated dressing room. Two further well-proportioned bedrooms share a modern family bathroom.

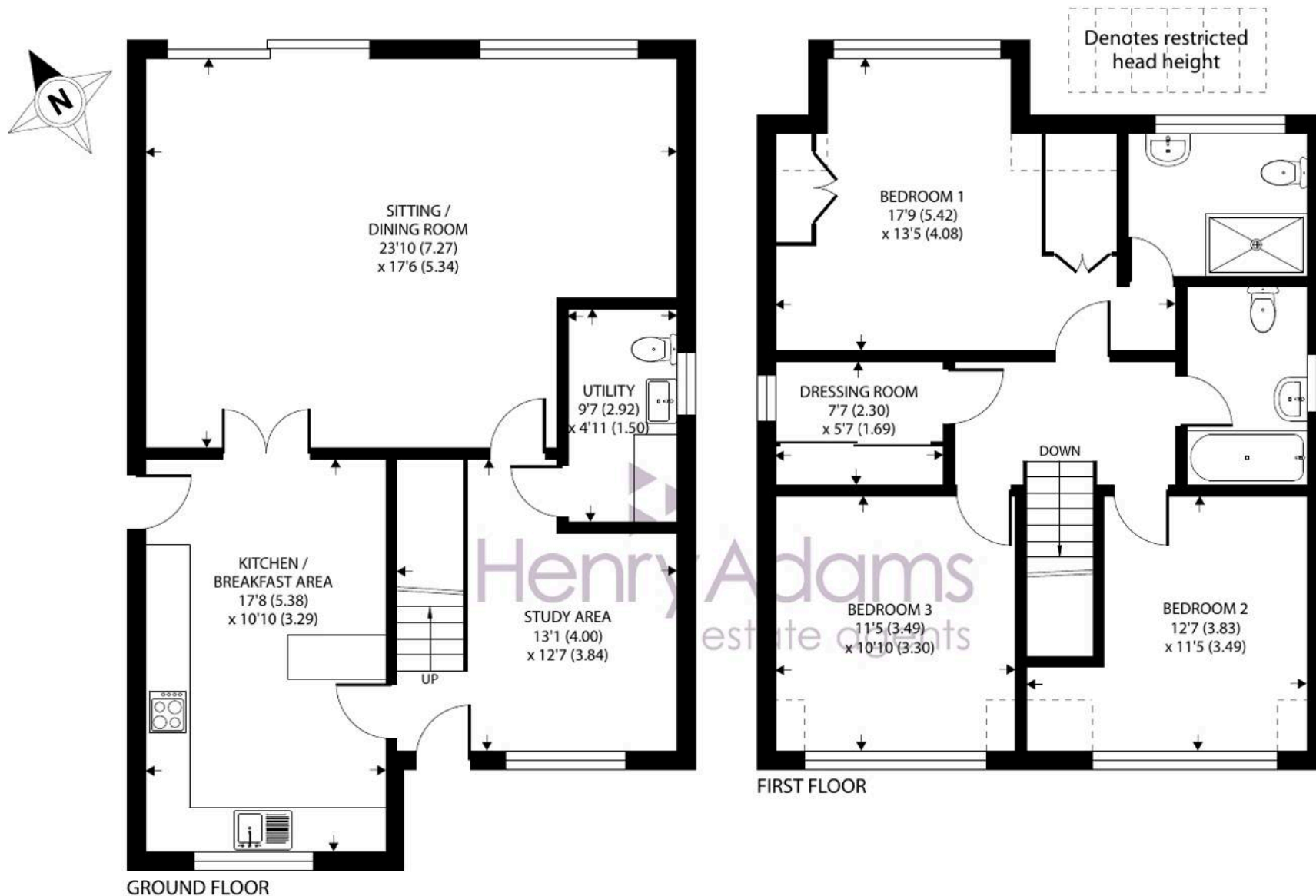
Externally, the property enjoys well-maintained gardens to both the front and rear, predominantly laid to lawn, offering an inviting outdoor space. A private driveway provides off-road parking for up to three vehicles.

This superb home combines modern comfort with a convenient location, making it an ideal choice for families seeking a well-appointed residence close to local amenities.









## 23A Elmleigh

Approximate Area = 1455 sq ft / 135.1 sq m

Limited Use Area(s) = 29 sq ft / 2.6 sq m

Total = 1484 sq ft / 137.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Henry Adams. REF: 1255142





## Henry Adams – Midhurst

Henry Adams, Bepton Court, 2 West Street – GU29 9NF

01730 817370 • [midhurst@henryadams.co.uk](mailto:midhurst@henryadams.co.uk) • [www.henryadams.co.uk/](http://www.henryadams.co.uk/)

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.