



THE TOWN HOUSE



The Town House, West Street, Midhurst

todansteehancock.com 01243 523723



**Tod
Anstee
Hancock**

Property Consultants

The Town House, West Street, Midhurst

A beautifully presented Grade II listed 5 Bedroom Townhouse with attached retail unit (currently leased out), having undergone a substantial programme of renovation throughout and currently used as a successful bed & breakfast business, situated within the heart of this downland market town.



Town House: 5 en suite bedrooms | entrance hall | open plan kitchen/family room | utility room | 2 reception rooms | study area | cellar | courtyard garden

1 West Street: fully let self contained retail unit | kitchen | W/C facilities

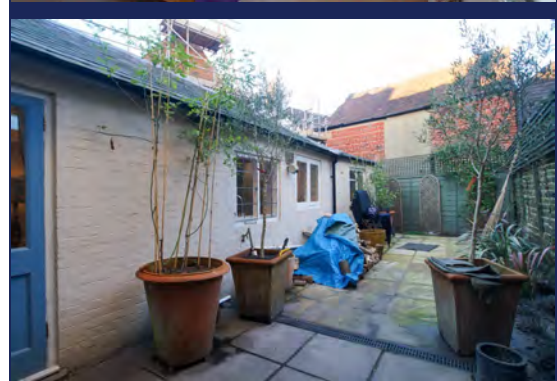
Description:

This elegant home, which trades as a successful boutique Bed & Breakfast business, provides spacious accommodation over two floors. The property benefits with high ceilings throughout, many period features (including cornicing, dado rails and feature fireplaces), and modern fixtures and fittings. On the ground floor are two principle reception rooms, stunning open plan kitchen/family room, study area and a utility room. Upstairs the bedrooms are particularly spacious, all of which provide en suite facilities, and two provide dressing areas. Outside and to the rear of the property is a patio garden, which also provides access from Rumbolds Hill. Attached to the house is a self contained retail unit currently let out on a commercial lease (business unaffected on sale) producing £10,000pa with kitchen and W/C facilities.

Situation:

The property is situated in the heart of the historic market town of Midhurst which is itself situated in the heart of the South Downs National Park. The town offers a wide and varied range of shopping and recreational facilities including a recently built sports centre (within a couple of minutes walk) together with restaurants and schools for all ages including the highly regarded Midhurst Rother College. Nearby Cowdray Park provides Polo and Golf. Horseracing may be enjoyed at Goodwood where the annual Festival of Speed, and Revival meetings are also hosted. The Cathedral City of Chichester lies some 12 miles to the south and offers a broad range of shopping, cultural and leisure facilities including the renowned Festival Theatre, galleries and museums.

The nearby towns of Petersfield and Haslemere provide railway stations with services to London Waterloo and Guildford. To the East, the town of Pulborough provides a direct railway service to London Victoria and Gatwick Airport.



FREEHOLD

Postcode:
GU29 9NF

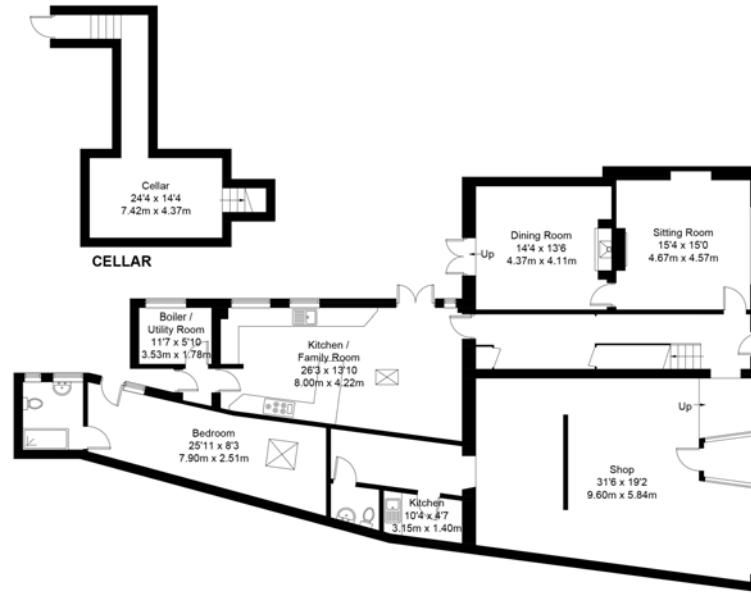
Services:
Mains gas / drainage

Chichester District Council:
01243 785166
West Sussex County Council:
01243 777100



The Old Coach House,
14 West Pallant, Chichester,
West Sussex, PO19 1TB

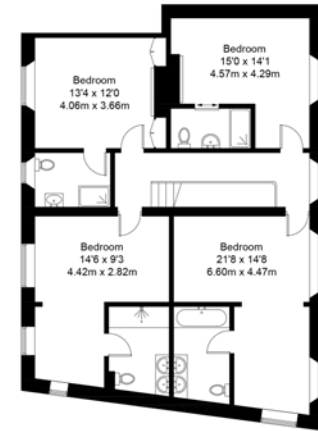
West Street, Midhurst, GU29 9NF
APPROXIMATE GROSS INTERNAL AREA = 3312 SQ FT / 307.7 SQ M
CELLAR = 202 SQ FT / 18.8 SQ M
TOTAL = 3514 SQ FT / 326.5 SQ M



GROUND FLOOR

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID402909)

Produced for Tod Anstee Hancock



FIRST FLOOR

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