

Southdown Properties

Midhurst

THE  
**GUILD**  
PROPERTY  
PROFESSIONALS



**1 Russell Court**

**Petersfield Road, Midhurst, West Sussex, GU29 9NE**

# 1 Russell Court, Petersfield Road, Midhurst, West Sussex

## FEATURES

- Ground Floor Retirement Apartment
- Direct access to the communal gardens
- Bright Dual-Aspect Sitting Room overlooking the gardens
- Bedroom, Kitchen/Breakfast Room
- Shower/Wet Room
- Communal Lounge, Laundry Room, Parking & Gardens

**Price Guide—£125,000**

**Leasehold**

**EPC - *tbc***

## PROPERTY

Situated in an enviable position within the development, this generous sized retirement apartment is situated to the ground-floor and has the benefit of having doors leading directly out onto the communal gardens.

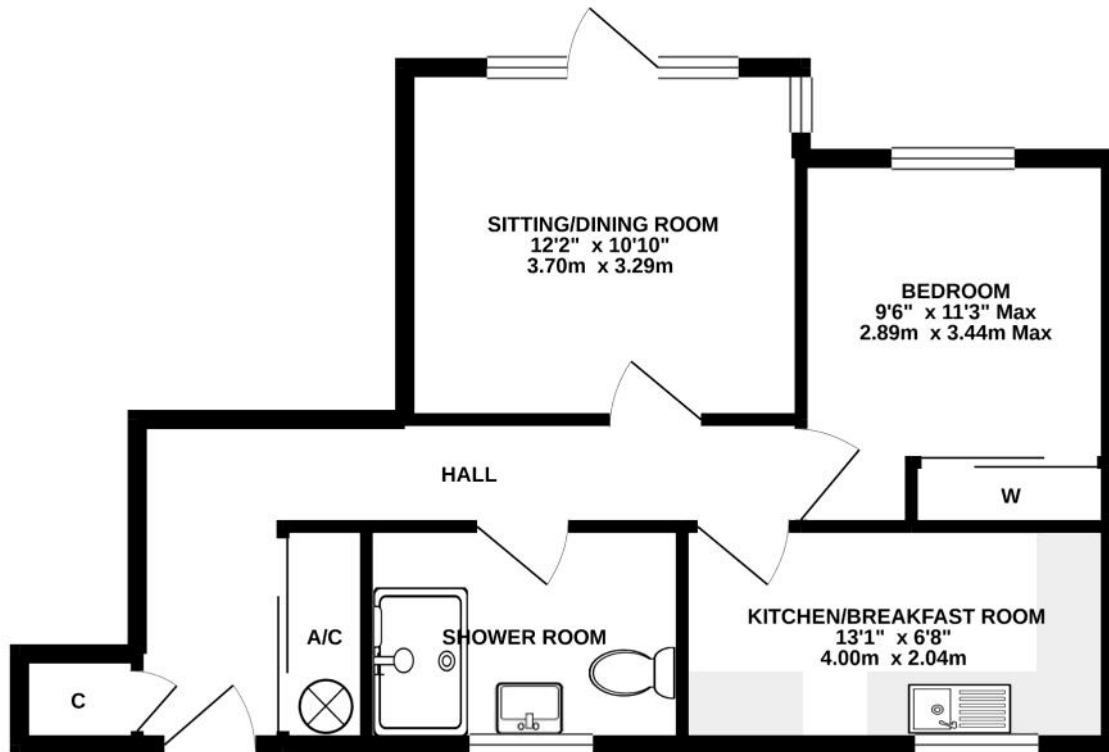
The accommodation includes a large hallway with an airing cupboard and further storage cupboard. There is a bright 12'2 x 10'7 dual-aspect Sitting Room with a pleasing outlook and direct access to the communal gardens. The Bedroom also enjoys views over the garden and also benefits from built-in wardrobe cupboards. The Kitchen/Breakfast Room has a good range of built-in wall & base units together with a range of built-in appliances. The Shower/Wet Room is also of a generous size and has recently been upgraded.





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GROUND FLOOR  
514 sq.ft. (47.8 sq.m.) approx.



TOTAL FLOOR AREA : 514 sq.ft. (47.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## DEVELOPMENT

Centrally located close to the town centre this popular retirement development offers a good range of communal facilities including a residents lounge with access to the gardens, a laundry room, limited parking and guest accommodation. The development also benefits from charming communal gardens for which this apartment has direct access onto.

## DIRECTIONS

From our Offices in West Street, proceed in a westerly direction and at the roundabout, continue straight over and the development will then be seen on the left-hand side.



## SITUATION

The town, which has been selected as one of the best places to live in the country, caters for most everyday shopping needs, together with The Grange community centre, supermarkets, hotels, restaurants, bank, churches, library, gym and the Midhurst Rother College. The town lies within the heart of the South Downs National Park, offering some of the finest walking and riding opportunities in the area.

The surrounding towns of Petersfield and Haslemere and the nearby city of Chichester collectively offer further excellent shopping and recreational facilities and have railway stations providing regular services to London.

Nearby Cowdray Park is famous for Polo during the season and has a well-renowned golf-course and Goodwood a few miles to the south is famous for its motoring events, horse racing and golf-course.

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