



Victoria Avenue, Midhurst

**Offers Over £275,000**



**Williams of Petersfield**

INDEPENDENT ESTATE AGENTS



## Victoria Avenue, Midhurst

Situated on the outskirts of the historic market town of Midhurst, this delightful two-bedroom terraced house offers easy access to the A272. Perfect for first-time buyers, downsizers, or investors, although some updating is required throughout.

Upon entering, the kitchen is conveniently positioned on the right. The open plan living / dining area boasts French doors at the rear leading to your private garden, complete with a patio area for outdoor seating. A convenient W.C. completes the downstairs layout.

Upstairs, the first floor features a spacious main bedroom and a family bathroom. Open-plan stairs lead to the second bedroom on the top floor, ideal as a guest room, home office, or hobby space.

The garden has a patio area and the rest laid to lawn. Parking to be discussed and confirmed at viewing appointment.

Council Tax - C  
EPC - D





Location - Midhurst

Midhurst is a market town in West Sussex, in the heart of the South Downs National Park. Surrounded by beautiful countryside, the town enjoys an abundance walking, cycling and riding opportunities, plus many other rural pursuits. The town is best known for the nearby “Cowdray Park” which is renowned for it’s Polo facilities and hosts the world famous Polo Gold Cup every summer. Cowdray Park also boasts a popular golf course. The town offers a selection of shopping and recreational facilities, including banks, supermarkets, numerous restaurants and bars and a library. There are schools for all ages including Midhurst Rother College.

Local authority - Chichester

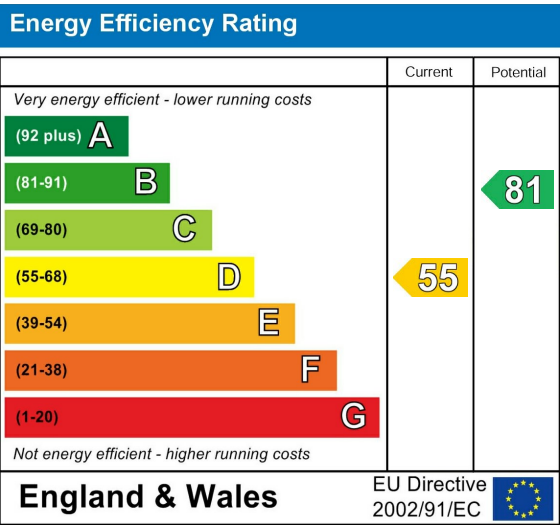
Chichester District Council  
East Pallant House, 1 East Pallant  
Chichester  
West Sussex  
PO19 1TY

Additional Information

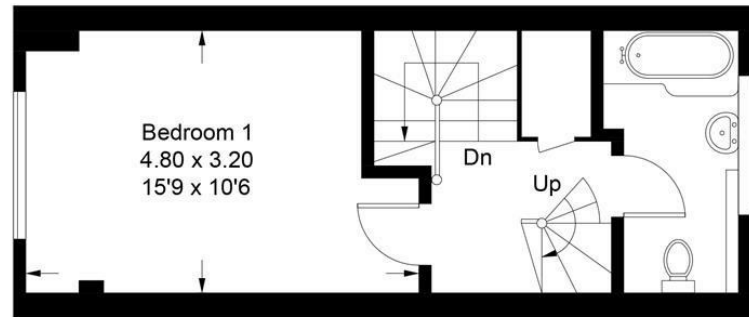
All main services

Tenure

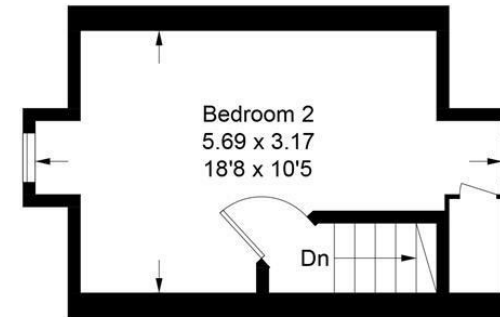
Freehold



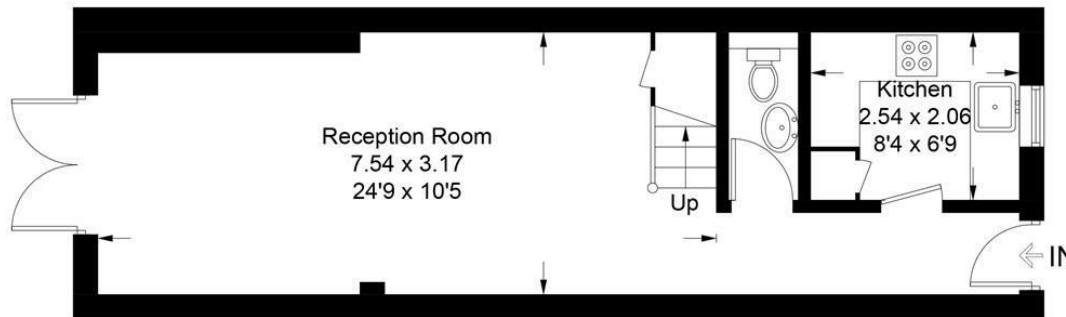
**Victoria Avenue, GU29 9AU**  
Approximate Gross Internal Area = 79.3 sq m / 853 sq ft



**First Floor**



**Second Floor**



**Ground Floor**

These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.  
Produced for Williams of Petersfield. (ID1147069)

**Williams of Petersfield**

6 - 8 College Street, Petersfield, Hampshire, GU31 4AD

01730 233333 sales@williamsopetersfield.co.uk www.williamsopetersfield.co.uk

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