



1 The Coach House, June Lane, Midhurst, GU29 9EL

A well-presented two bedroom coach house with parking, situated in the heart of the attractive market town of Midhurst.



- ▶ No Onward Chain
- ▶ Located in the Heart of Midhurst
- ▶ No Ground Rent
- ▶ Walking Distance to Town
- ▶ Modern Finish
- ▶ Allocated Undercover Parking
- ▶ Lease - 984 Years Remaining
- ▶ Light and Airy Throughout
- ▶ Share of Freehold
- ▶ Private Courtyard

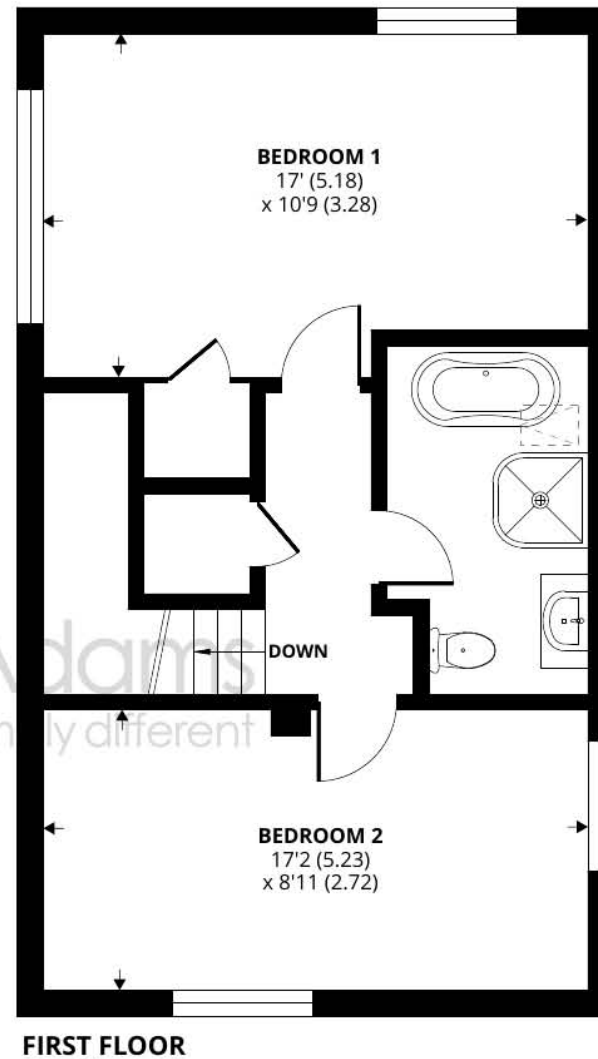
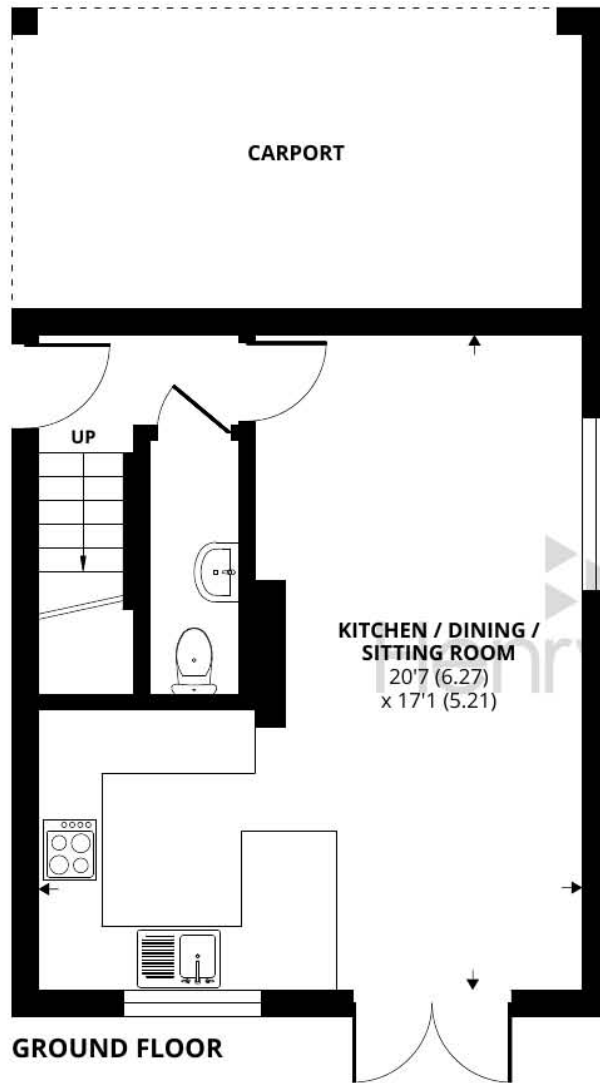
Introducing 1 The Coach House, a modern, well presented property offering excellent accommodation over two floors within easy walking distance to Midhurst town centre. Standout features include, undercover allocated parking, an open plan kitchen/dining/living room with a modern interior and it's close proximity to Midhurst's amenities and everyday essentials .

As you enter the property, you are greeted by a good size entrance hall, the perfect place to kick off your shoes and hang up your coats after exploring the town. The next door leads to a bright and airy, however cosy, living space which flows round to the open plan kitchen/dining area which includes built in appliances and a modern boiler, a brilliant space to entertain and unwind with family and guests. The ground floor also offers access to a private courtyard which provides an ideal space for a small table and chairs.

Upstairs, you'll find two spacious double bedrooms, each offering a serene retreat for a good nights sleep. The primary double bedroom benefits from having a south facing aspect, whilst both bedrooms share a well appointed family bathroom with bath and walk in shower.

With its central location and modern interior, this fantastic home offers an excellent turn-key opportunity for either first time buyers looking to get on the property ladder or as a perfect investment purchase to rent out.





Approximate Area = 875 sq ft / 81.2 sq m (excludes carport)

For identification only - Not to scale



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

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.

