



10 Angel Yard, North Street, Midhurst GU29 9FN

An enchanting top floor two bedroom, two bathroom apartment with wonderful views of the countryside, located just off the High street.



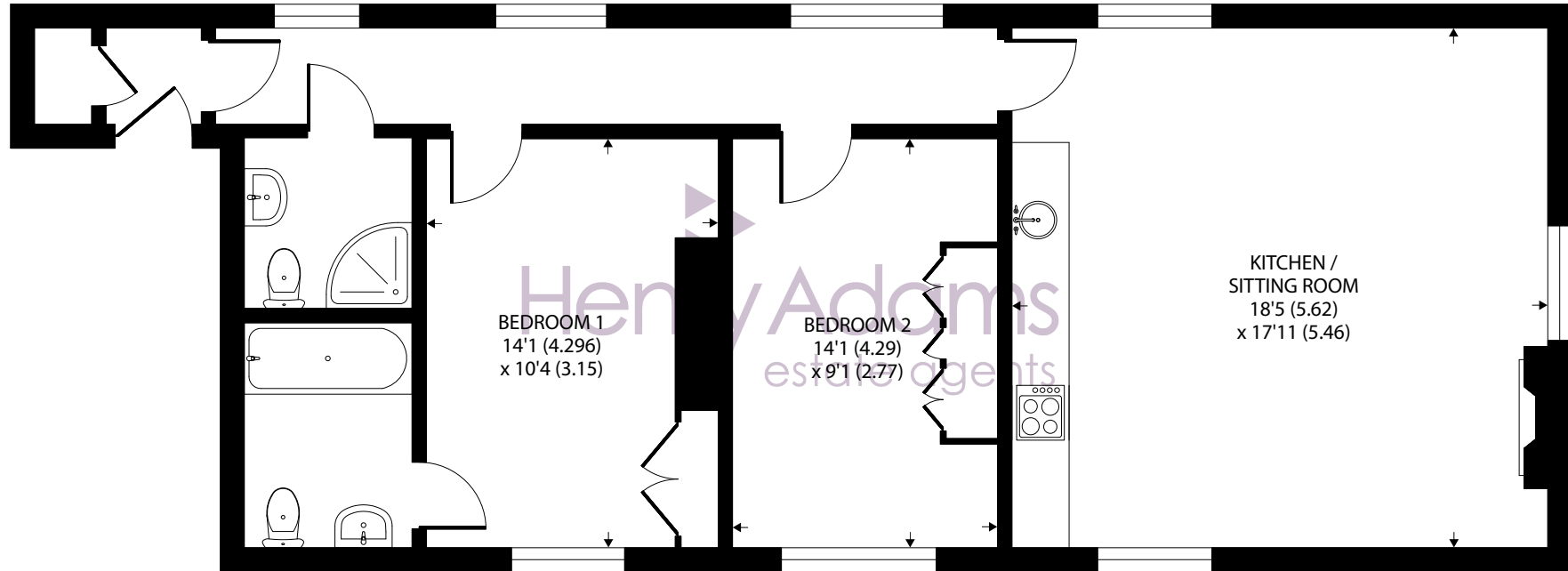
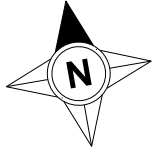
- ▶ **Stunning Open-Plan Kitchen & Reception Room**
- ▶ **Attractive Views**
- ▶ **Grade II Listed**
- ▶ **Allocated Parking**
- ▶ **Tranquil Communal Gardens**
- ▶ **Vaulted Ceilings With Beautiful Oak Beams**
- ▶ **Second (Top) Floor**
- ▶ **Two Bathrooms**
- ▶ **Gated Development**
- ▶ **Located Off High Street**

This fantastic apartment is located on the second floor of this Georgian Grade II listed building and comprises a stunning open-plan reception room and kitchen with a feature vaulted ceiling adorned with beautiful oak beams exuding charm and character. The views of the surrounding countryside are second to none. There is ample space in this room for sofas and a dining table and chairs and the attractive contemporary kitchen has integrated appliances. The master bedroom also has a vaulted ceiling and there is a modern ensuite bathroom, and built-in storage cupboard. Bedroom two is a good size also with a vaulted ceiling. The apartment boasts a second shower room and a cupboard with hot water tank and gas boiler for the central heating.

Accessible through secure automatic gates, the enclave ensures both privacy and peace of mind in a charming setting whilst providing easy access to everyday amenities on your doorstep.

Outside, convenience is paramount with a allocated parking provided alongside additional spots for visitors. There is also a dedicated bike store. However, the true gem of this residence lies in its expansive communal gardens, a verdant oasis offering hassle free maintenance. With glimpses of the historic Cowdray House and adjacent water meadows, the setting is imbued with a sense of history and natural beauty.





SECOND FLOOR

Approximate Area = 826 sq ft / 76.7 sq m

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 & Amenities

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.

