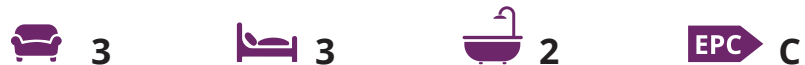






## 25 Cowdray Court, North Street, Midhurst, GU29 9UA

A rare opportunity to purchase a three bedroom semi-detached house in the exclusive and sought after Cowdray Court.



- ▶ No Onward Chain
- ▶ Three Double Bedrooms
- ▶ Rare Opportunity
- ▶ Age Restricted to Over 55's
- ▶ Positioned in the Heart of Midhurst
- ▶ Secure Gated Development
- ▶ Ability For Ground Floor Living
- ▶ Sought After Development
- ▶ Annual Service Charge: £3,859.32
- ▶ Courtyard Garden with Flower Beds

Welcome to 25 Cowdray Court, an exquisite stone-fronted end of terrace house nestled within an award-winning gated retirement development in the heart of Midhurst. This rare find is one of only two three-bedroom houses in the community, offering a unique opportunity for those seeking additional accommodation whilst downsizing.

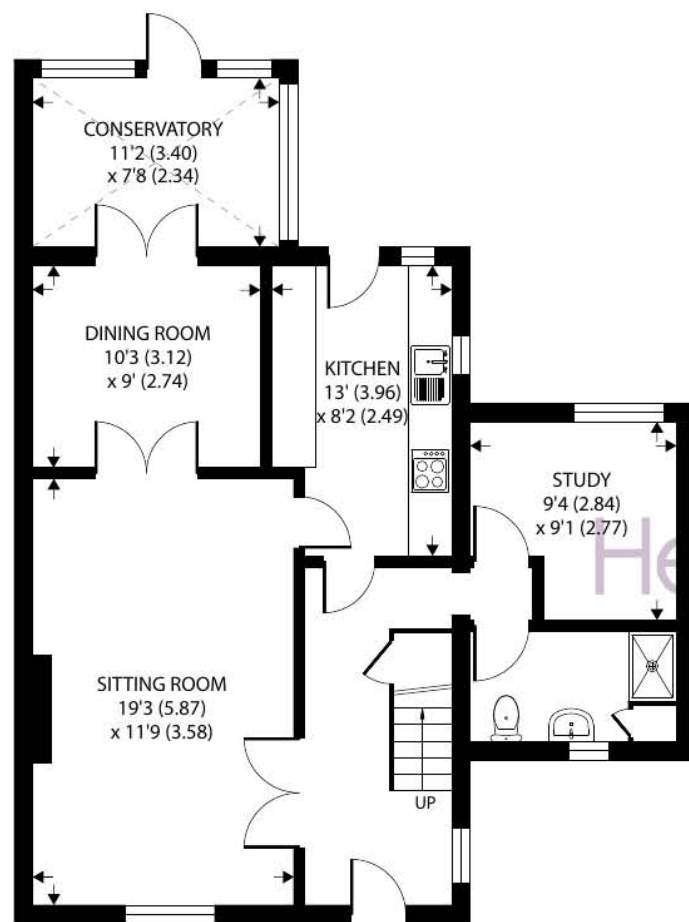
The ground floor of this charming home features a spacious sitting room that seamlessly flows into a dining area and a sunlit rear conservatory, perfect for entertaining or enjoying peaceful afternoons. The fully fitted kitchen, complete with appliances, opens onto a private courtyard, offering a delightful space for alfresco dining. Additionally, a versatile study on this level provides the option for a fourth bedroom and ground floor living, complemented by a convenient shower room. Ascending to the first floor, you will find three generously sized double bedrooms, two of which have built-in wardrobes providing ample storage. The large family bathroom boasts both a separate bath and shower, ensuring comfort and convenience.

No.25 includes a covered parking space adjacent to the property, providing easy access. Residents enjoy exclusive use of the on-site laundry room, communal vegetable beds, and greenhouse. The development is renowned for its beautifully maintained gardens and offers a peaceful retreat, all while being steps away from Midhurst's vibrant high street. The electronically gated entrance which is closed at night ensures both privacy and security, making this a highly sought-after location.

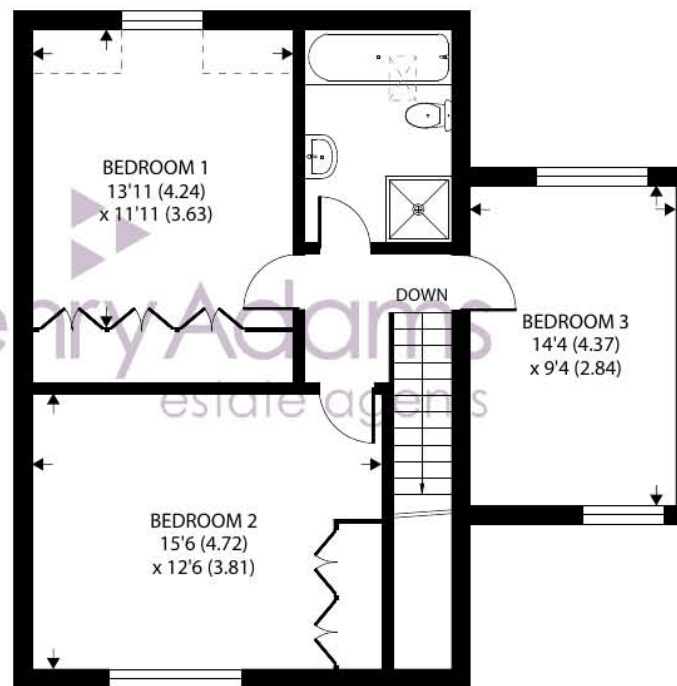




Denotes restricted head height



GROUND FLOOR



FIRST FLOOR

## Cowdray Court, North Street, Midhurst, GU29

Approximate Area = 1475 sq ft / 137 sq m (excludes carport)

Limited Use Area(s) = 16 sq ft / 1.4 sq m

Total = 1491 sq ft / 138.4 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.



## Service Charge and Lease

With this property, there is a service charge of £3,859.32 paid annually. This includes building insurance, electronic monitoring service, communal areas, external window cleaning, gutter clearance, electronic entrance gate, sinking fund and an on-site handyman/gardener for two mornings a week. There is 76 years remaining on the lease which started in 1999. The annual ground rent is £520.

## Location and Amenities

The picturesque market town of Midhurst offers a variety of shopping facilities including a brand new Sainsburys in addition to hotels, pubs and restaurants. There is also primary schools, an academy college, leisure complex, medical centre, banks, a library and the Cowdray Park Gold Course. The area falls in the heart of the South Downs National Park with its glorious and protected countryside. Haslemere is 8 miles to the north and has a main line train station to Waterloo (50 minutes). The Cathedral City of Chichester offers a comprehensive shopping experience as well as the Famous Festival Theatre and a harbour lies 12 miles to the south.

