



3 Little Court Close, Carron Lane, Midhurst, West Sussex, GU29 9SS

Offers in the Region of £635,000





3 Little Court Close, Carron Lane, Midhurst

Freehold / Council Tax Band: F

Nestled within one of the area's most sought-after residential roads, this exceptionally spacious detached bungalow enjoys a tranquil setting in a small cul-de-sac adjacent to the picturesque Midhurst Common.

Occupying a generous plot of approximately 0.23 acres, the property benefits from direct gated access to the common, offering an enviable balance of privacy and natural surroundings.

The home offers well-proportioned and versatile accommodation, ideal for a variety of lifestyle needs. A highlight is the expansive dual-aspect Sitting/Dining Room, featuring a charming fireplace and sliding patio doors that open onto the maintained gardens. The property boasts three well-appointed double bedrooms, each complete with built-in wardrobe storage, and is serviced by both a spacious bathroom and a separate shower room.

The well-equipped kitchen is in need of updating however it currently provides an ample range of wall and base units with complementary work surfaces and tiled splashbacks. Integrated appliances include a built-in oven and hob, with additional space for further appliances. A door from the kitchen leads to a delightful conservatory/summer house, offering access to the rear garden.

A spacious hallway grants access to the loft, presenting an excellent opportunity for conversion (subject to necessary consents) to further enhance the already generous accommodation. Additional features include a gas central heating system and double-glazed windows throughout.

Externally, the property is surrounded by mature gardens featuring established lawns, flower beds, and a variety of trees and shrubs. A patio area adjacent to the Sitting Room provides a wonderful space for outdoor entertaining. A driveway offers ample off-road parking and leads to an attached single garage with power, lighting, and rear access to the garden.





Approximate Area = 1345 sq ft / 124.9 sq m

Garage = 128 sq ft / 11.8 sq m

Total = 1473 sq ft / 136.7 sq m

For identification only - Not to scale





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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.