



## Rumbolds House, Rumbolds Hill, Midhurst, GU29 9BY

Offers in the Region of £575,000







## Rumbolds House, Rumbolds Hill

Freehold / Grade II Listed / Council Band: F

- Town Centre Location
- Grade II Listed Georgian Home
- Two/Three Bedrooms / Two Bathrooms
- Versatile Reception Rooms
- Pretty Courtyard Garden
- Restored Character Features
- Single Garage

Rumbolds House is a beautifully presented and welcoming Grade II Listed Georgian townhouse, enviably positioned at the top of the high street, complete with the rare advantage of a private garage. Arranged over three floors and offering an abundance of character and charm, the property also enjoys a delightful courtyard garden.

The ground floor features a recently modern kitchen, thoughtfully designed with a comprehensive range of base and wall units, composite worktops, a six-ring gas range cooker, and stylish tiled flooring. French doors connect two elegant reception rooms, one of which boasts a traditional open fireplace, ideal for cosy evenings. A convenient cloakroom and access to the courtyard, with utility area complete the ground floor.

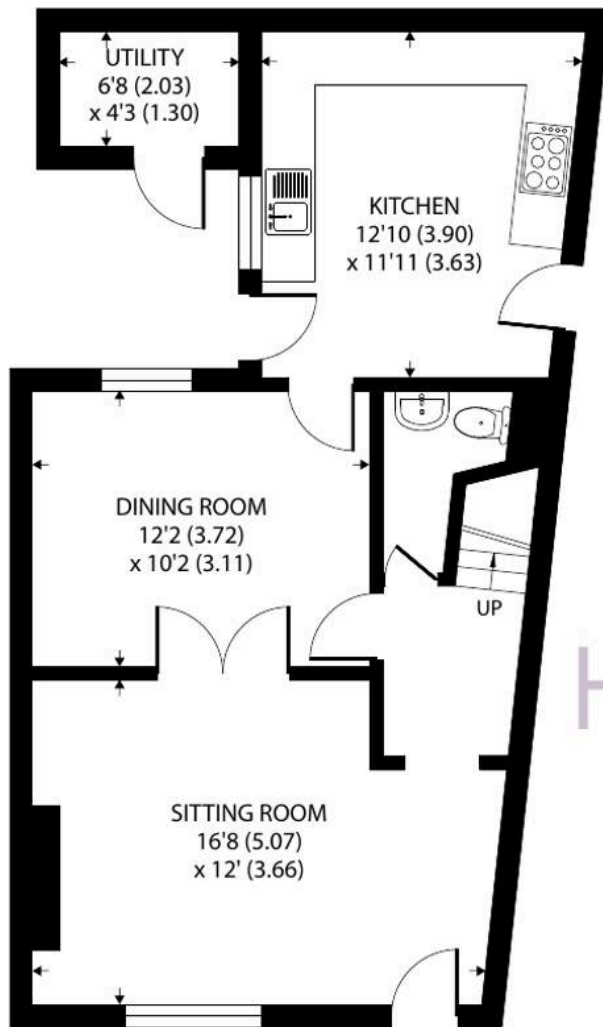
Upstairs, the first floor comprises the principal bedroom, a family bathroom, and an additional reception room. This versatile space offers built-in storage, an electric fireplace, and a charming window seat with views over the bustling high street, perfect for relaxing or working from home. Depending on your needs it could also make a third bedroom with potential for an ensuite shower room.

The second floor provides a generously sized double bedroom with an ensuite shower room, ideal for guests or as a private retreat. Ample eaves and loft storage ensure practicality matches the home's period elegance.

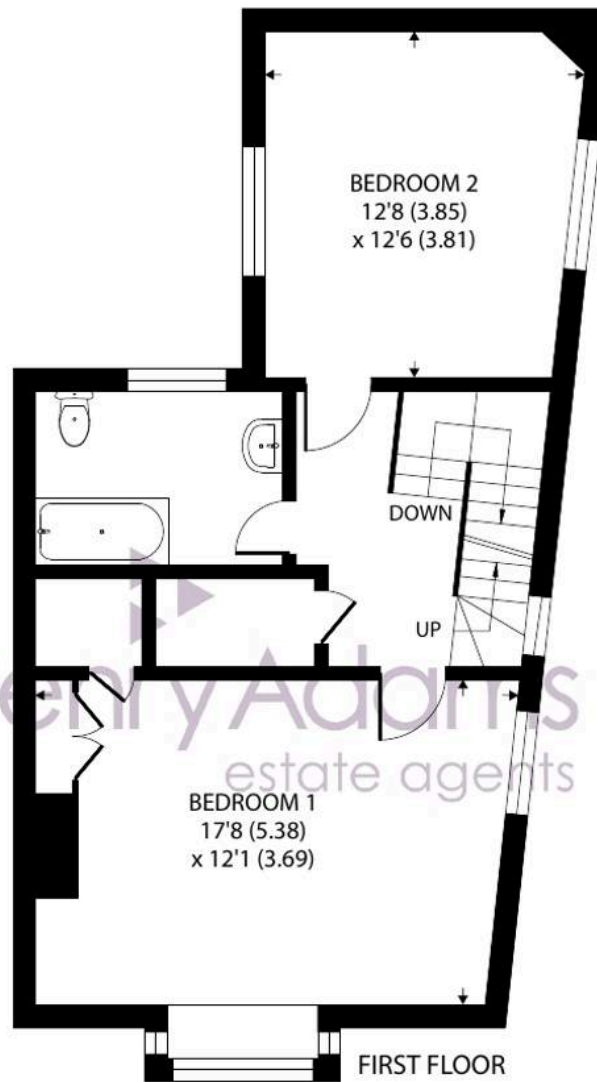




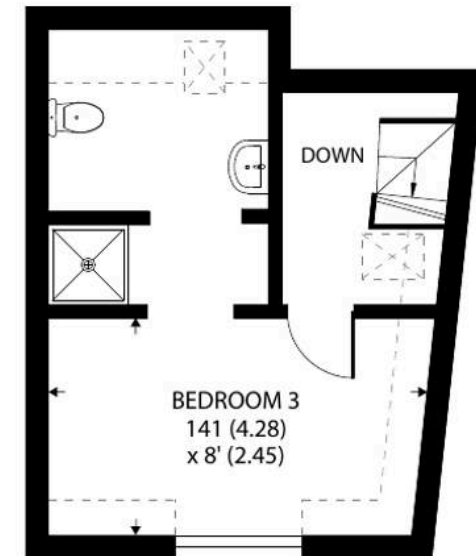




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Approximate Area = 1334 sq ft / 123.9 sq m  
 Limited Use Area(s) = 41 sq ft / 3.8 sq m  
 Outbuilding = 28 sq ft / 2.6 sq m  
 Total = 1403 sq ft / 130.3 sq m

For identification only - Not to scale



Denotes restricted  
head height





## Henry Adams – Midhurst

Henry Adams, Bepton Court, 2 West Street – GU29 9NF

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