



12 Egmont Road, Easebourne, Midhurst, West Sussex, GU29 9BG

Offers in the region of £465,000





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Freehold / EPC: C / Council Band D

- No Onward Chain
- Potential to Extend (STPP)
- Walking Distance to Town, Cowdray and Local Schools
- Two Double Bedrooms / One Bathroom
- Private Driveway and Single Garage
- Level Rear Garden Laid to Lawn
- In Need of Modernisation Throughout
- Semi-Detached, Freehold House

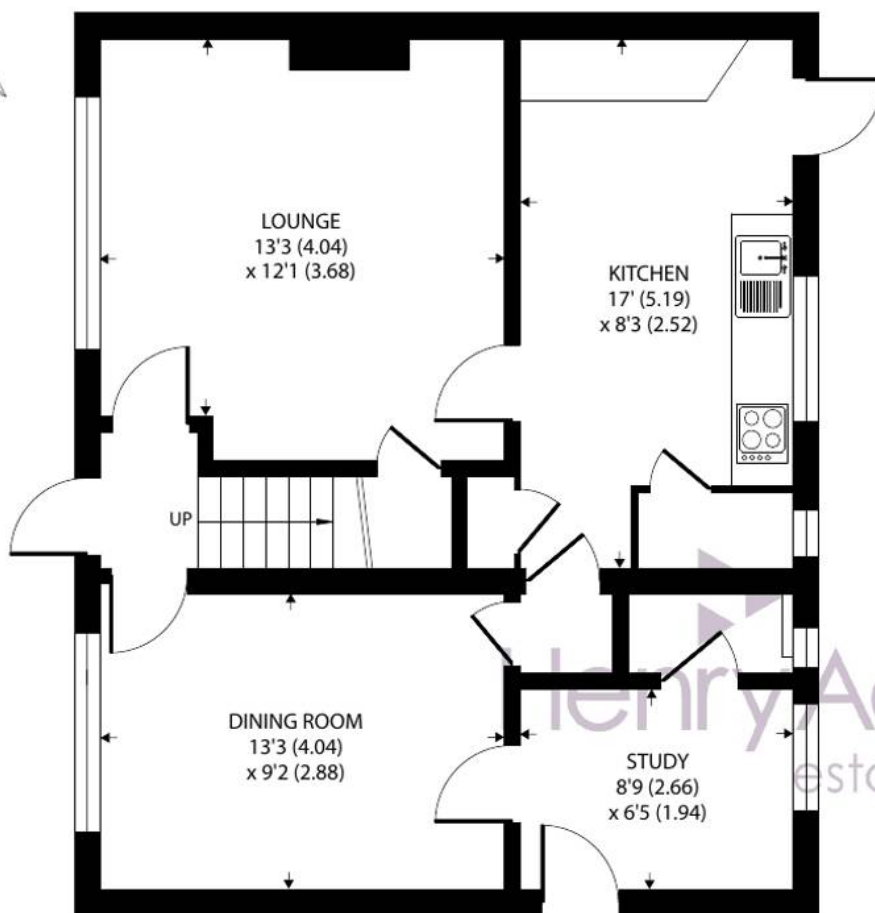
Situated in a highly sought-after location, this well-proportioned semi-detached home is offered to the market with no onward chain, presenting an exceptional opportunity for modernisation and extension (subject to the necessary planning consents). Positioned on a generous plot, the property boasts a private driveway and a single detached garage, making it ideal for families or downsizers seeking to create a long-term residence tailored to their needs.

Internally, the accommodation is both spacious and versatile. The ground floor comprises a bright and airy living room with a feature gas fireplace, a separate dining room - easily adaptable as a third bedroom if desired, and a well-sized kitchen/breakfast room with patio doors leading directly to the rear garden. Additionally, a further room offers flexible use as a study, utility/boot room, or potential shower room.

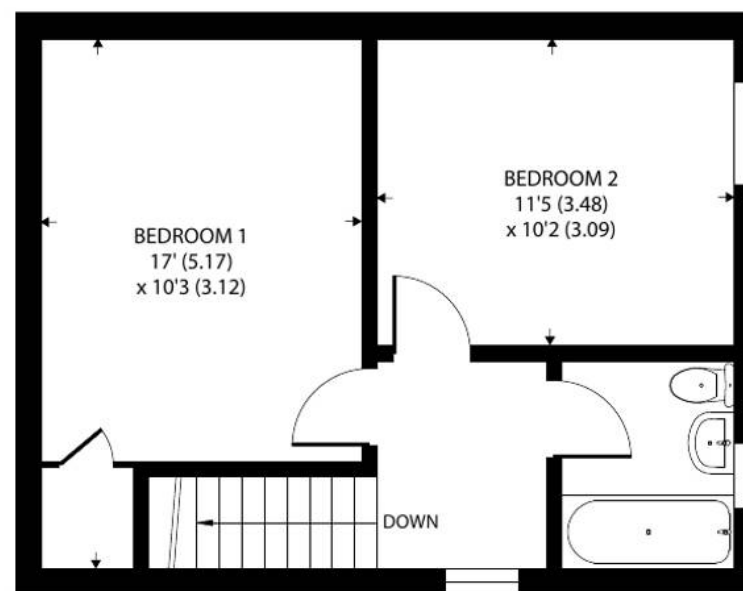
Upstairs, the property offers two generously sized double bedrooms and a well-appointed family bathroom, ensuring ample space and comfort for modern living.

The front and rear gardens are level and mainly laid to lawn, with mature borders and planting beds that offer both privacy and a pleasant outlook. The rear garden provides excellent potential for landscaping or extending the home, enhancing both its functionality and value.

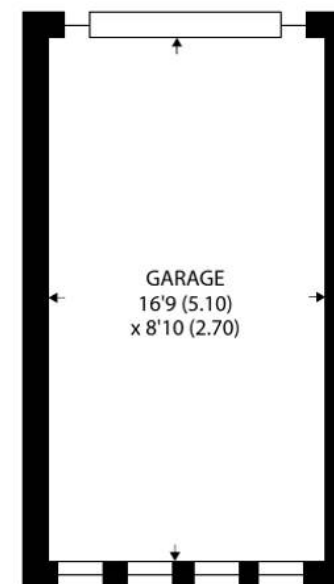




GROUND FLOOR



FIRST FLOOR



GARAGE

Approximate Area = 978 sq ft / 90.8 sq m

Garage = 148 sq ft / 13.7 sq m

Total = 1126 sq ft / 104.5 sq m

For identification only - Not to scale





Henry Adams – Midhurst

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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.