



**47 Elmleigh, Midhurst, West Sussex, GU29 9EZ**

Offers in the Region of £685,000





## 47 Elmleigh, Midhurst

Freehold / EPC: C / Council Tax Band: E

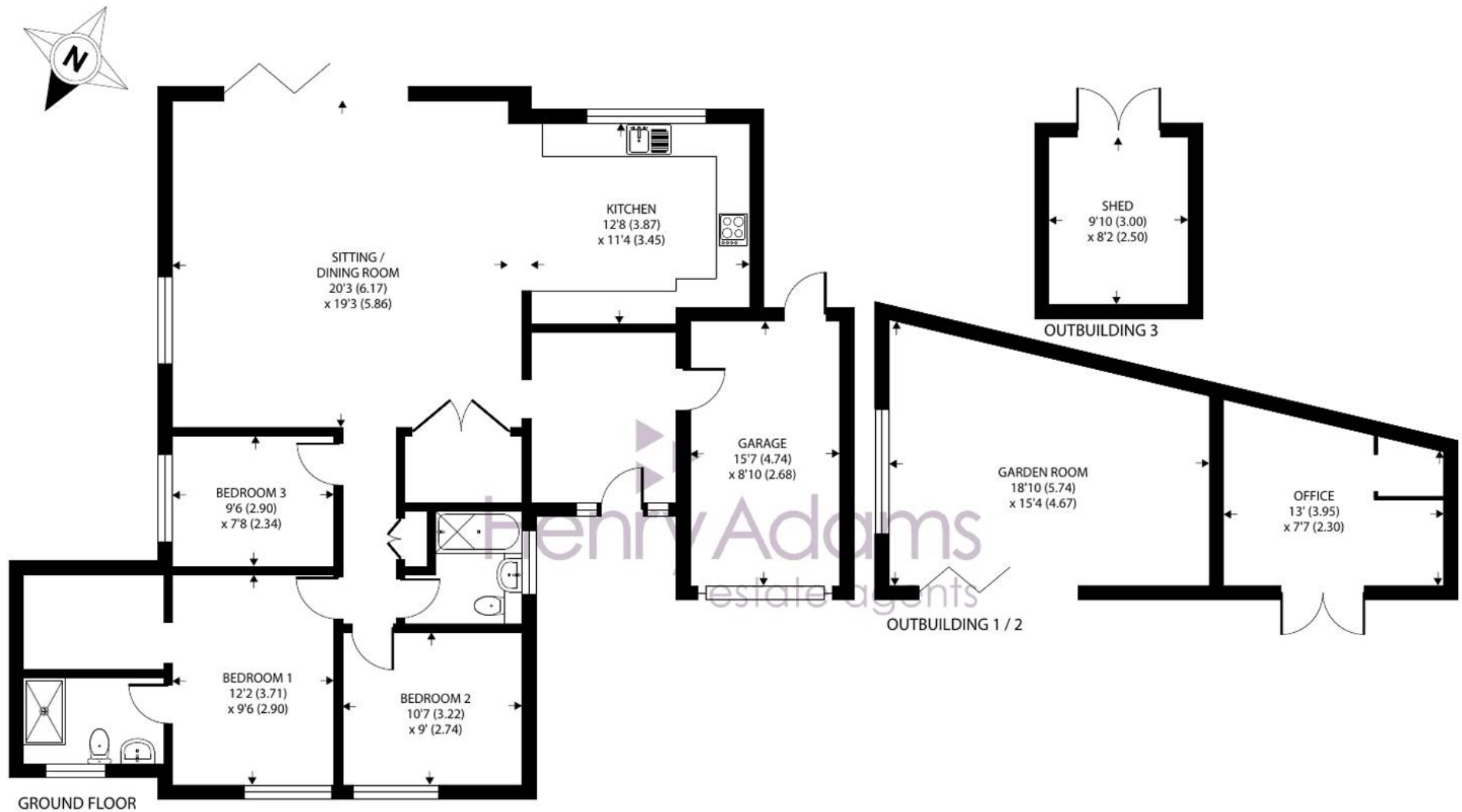
47 Elmleigh is a beautifully renovated and reconfigured single-storey home, perfectly positioned in a quiet and highly desirable residential area. Just a short walk from Midhurst High Street, this property combines convenience with a tranquil setting, offering easy access to excellent local schools, boutique shops, and picturesque countryside walks. Presented with no forward chain, the bungalow has undergone extensive improvements to create a stylish and practical layout, ideal for modern living.

Approaching the property, you are greeted by a private driveway providing ample off-road parking, complete with an EV charging point, and leading to a single garage with a newly installed electric door. The garage offers further potential for conversion (subject to planning permission), creating scope for additional accommodation if required.

Upon entering, the sense of light and space is immediately apparent. A generous entrance hall leads to the heart of the home: a stunning open-plan living area that is double aspect and thoughtfully designed for versatility. This exceptional room features bi-fold doors opening onto a paved terrace and a beautifully maintained, south-facing garden, seamlessly blending indoor and outdoor living. The contemporary kitchen boasts extensive storage, an integrated dishwasher, and a convenient utility/airing cupboard, making it both stylish and practical. The property offers three well-proportioned bedrooms, including two spacious doubles. The principal suite benefits from a modern ensuite shower room and a walk-in wardrobe. The third bedroom is ideal as a child's room or home office, served by a sleek family bathroom.

The rear garden is predominantly laid to lawn with mature borders, providing a peaceful retreat. A standout feature is the impressive, fully insulated garden room with a water supply, currently divided into two sections - perfect for use as a home office, gym, or additional flexible living space.





## Elmleigh, Midhurst, GU29

Approximate Area = 1174 sq ft / 109 sq m

Garage = 137 sq ft / 12.7 sq m

Outbuildings = 455 sq ft / 42.2 sq m

Total = 1766 sq ft / 163.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Henry Adams. REF: 1342557







## 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.