



**Dunlin House, Midhurst Road,
Liphook Hampshire GU30 7DY**

CLARKE  GAMMON
1919

FLAT 1 DUNLIN HOUSE, 64 MIDHURST ROAD
LIPHOOK GU30 7DY

Share of freehold

Own Private Front Door	Two Bedrooms
Ground Floor Flat With Garden Access	Lounge/ Dining Room
Allocated Parking	Town Centre Location
Private Patio	Share of Freehold



**A two bedroom ground floor
garden apartment, situated
within Liphook centre and close
to the train station.**

THE PROPERTY

The property is accessed via its own private entrance and provides a very good size living/dining room, which enjoys a southerly aspect and French doors to a private sun terrace.

There is a kitchen with plenty of wall and floor cupboards. The family bathroom has been recently re-fitted, with an electric shower and modern tiles. Both of the bedrooms are good sizes.



THE GROUNDS

The outside areas are a true asset to this property. A patio area adjoins the property and is accessed through French doors. Here you will find plenty of space for a couple of chairs and a table, as well as flower beds to either side. There is a parking space as well as visitors' spaces.

SITUATION

The property occupies a most convenient position, ideal for all amenities, whilst also being just a few minutes walk of Liphook main line station. Liphook facilities include a large Sainsbury's Supermarket, Co Op with post office, doctor's surgeries as well as a bakery, a choice of coffee houses, cinema and a wide range of independent and well know retail outlets.

Liphook Station - 3 minutes walk

Sainsburys store - 3 minutes walk

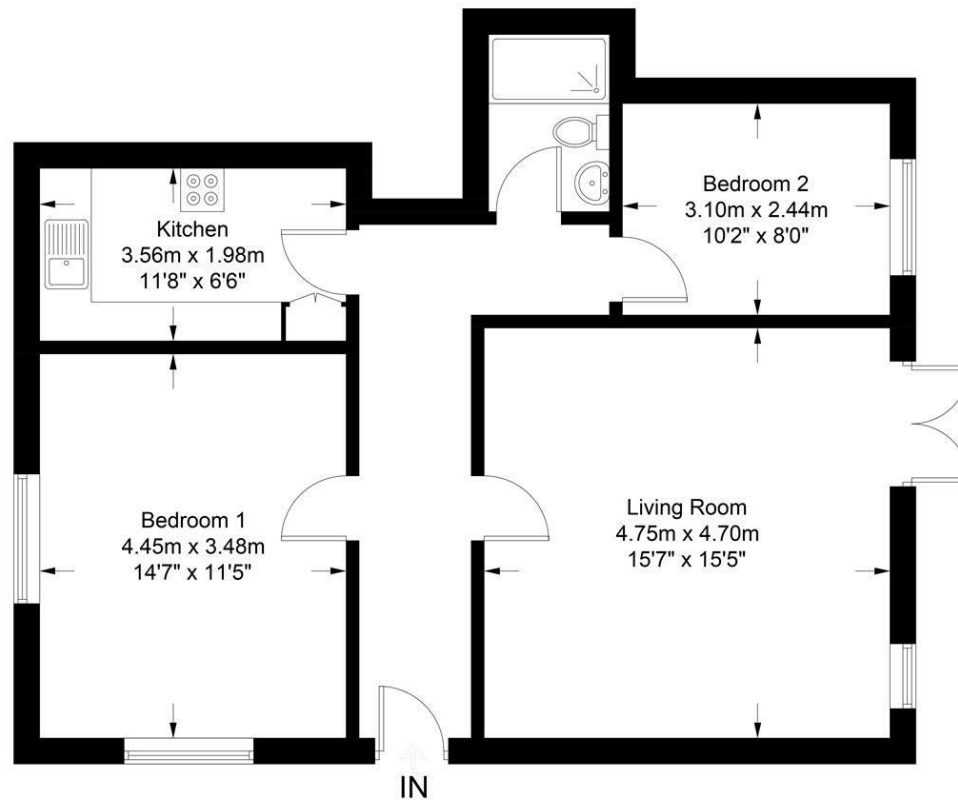
A3 Junction - 2 miles

Guildford - 18 miles

Haslemere - 4 miles

London Waterloo - just over 1 hour by train

Approximate Gross Internal Area = 68.4 sq m / 736 sq ft



Ground Floor

These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale. (ID1200695)
Produced for Clarke Gammon

LOCAL AUTHORITY

EHDC

COUNCIL TAX


Band C

SERVICES

Mains water, electricity, mains drainage

28th May 2025

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

CG LIPHOOK OFFICE

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DIRECTIONS

From our offices on Midhurst Road head east towards Sainsburys. Turn right, continuing along Midhurst Road. Turn right at the next junction, where you will find the property on the right hand side. (Visitors parking can be found at the rear of the building).

AGENT'S NOTE

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

GUILDFORD OFFICE
T: 01483 880 900

HASLEMERE OFFICE
T: 01428 664 800

LIPHOOK OFFICE
T: 01428 728 900

MAYFAIR OFFICE
T: 0870 112 7099

AUCTION ROOMS
T: 01483 223101

