

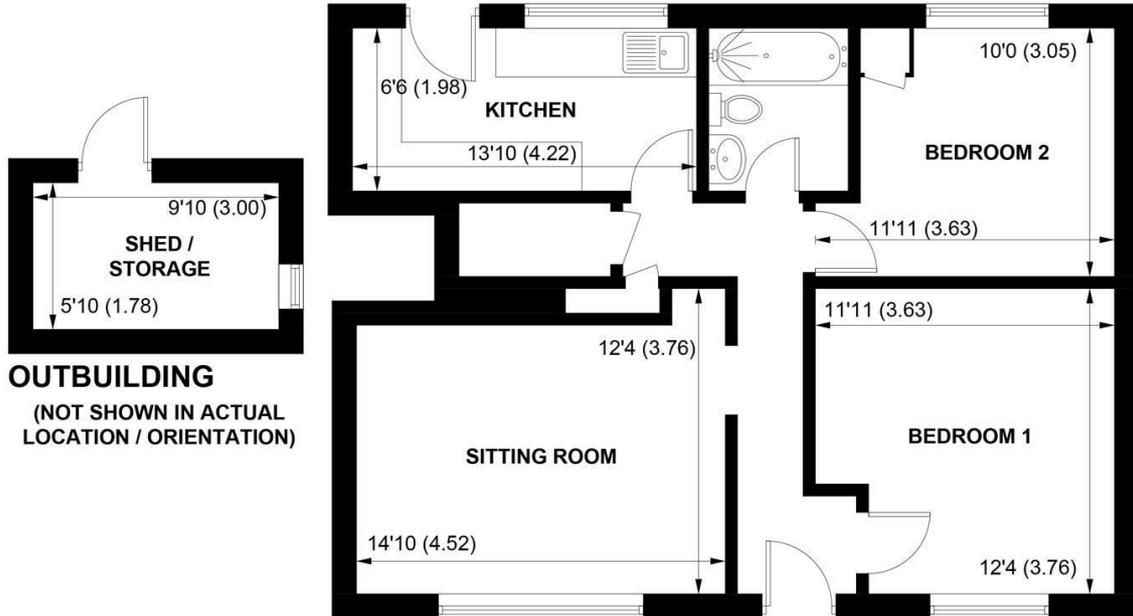
SW

Sims Williams



FLAT 2 SANDROCK JUNE LANE, MIDHURST, WEST SUSSEX, GU29 9EX





**OUTBUILDING**  
(NOT SHOWN IN ACTUAL  
LOCATION / ORIENTATION)

**GROUND FLOOR**

APPROXIMATE GROSS INTERNAL AREA = 660 SQ FT / 61.3 SQ M  
OUTBUILDING = 57 SQ FT / 5.3 SQ M  
TOTAL = 717 SQ FT / 66.6 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2024 ©  
Produced for Sims Williams

# £1,200 PCM

FLAT 2 SANDROCK, JUNE LANE,  
MIDHURST,  
WEST SUSSEX, GU29 9EX

- Ground Floor Apartment
- Quiet Spot On Edge Of Town
- Refurbished September 2024
- Entrance Hall
- Sitting Room
- Kitchen
- Two Bedrooms & Bathroom
- Private Garden
- Deposit: Five Weeks' Rent
- Holding Fee: One Weeks' Rent

## EPC RATING

Current = C

Potential = C

## COUNCIL TAX BAND

Band = B

This super ground floor apartment is set in a very popular location, on the edge of Midhurst.

The property has been refurbished (September 2024) and it now provides very comfortable accommodation. New carpets and flooring have been installed (September 2024).

There is an entrance hall which leads to the sitting room, which is of a very good size.

The kitchen overlooks the rear garden and has storage units, along with a cooker (to be fitted).

There is space for a washing machine and space for a fridge/freezer.

The bedrooms are both double rooms and there is a brand new bathroom. This has a white suite, consisting of a bath with shower over, toilet and wash basin.

There is an area of garden to the front of the property, which is open and laid to lawn and there is a side path leading to the rear garden. This is well enclosed by fencing and has a patio and area of lawn. There is also a useful garden shed.

There is informal, on street parking.

Midhurst is a highly sought - after town, with an array of pretty period buildings, along with a good selection of shops and facilities. The town also has the famous Cowdray ruins, a golf course and lots of places to eat. The nearest mainline station is at Haslemere, just to the north.

Directions: from the roundabout at the end of West Street, proceed west along the A272. As you are leaving Midhurst, there is a turning on the right into June Lane, just beyond the Half Moon public house. You will see the flat on the right hand side, after a short distance.

*Application and Fees Holding Deposit – capped at One weeks rent Paid by you to reserve the Property. This will only be retained by us if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/or Deed of Guarantee) within 15 calendar days.*

