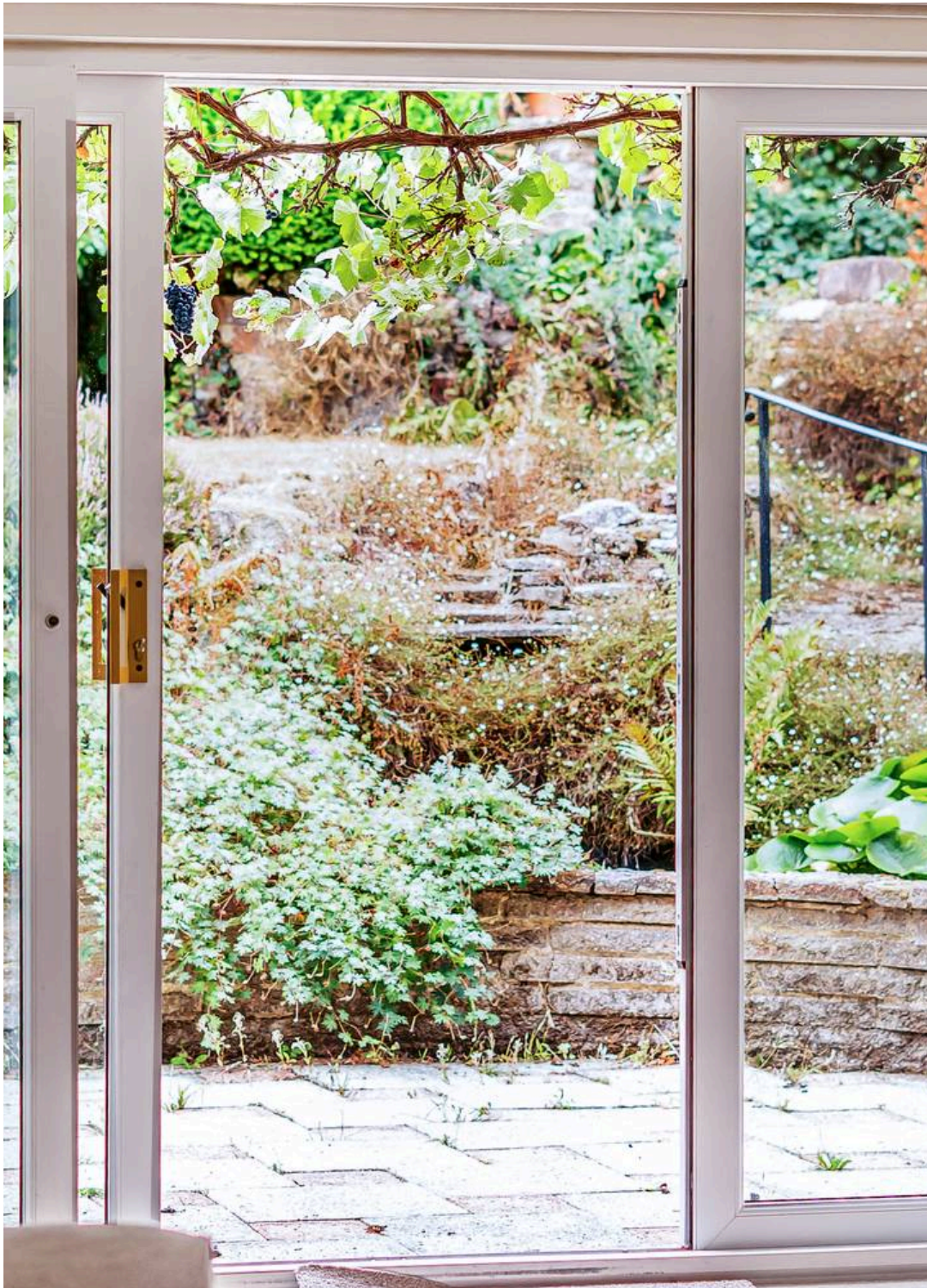




3 Orchard Way, Midhurst, GU29 9EE

Offers in the Region of £500,000





3 Orchard Way, Midhurst, GU29 9EE

Freehold / Council Band: E / EPC: D

The accommodation is thoughtfully arranged and begins with a bright and welcoming entrance hall with cloakroom and staircase rising to the first floor. Glazed double doors open into the elegant sitting room, a light-filled space featuring a focal point fireplace with electric fire and patio doors leading directly onto the rear garden. The sitting room flows seamlessly into the dual-aspect dining area, providing an ideal setting for both family life and entertaining guests. Beyond the dining area is a well-appointed dual-aspect kitchen, fitted with a range of modern wall and base units complemented by wood-effect work surfaces. Integrated appliances include a fridge/freezer, dishwasher and washing machine, while a four-ring electric hob, double oven and extractor hood complete the space. A useful utility room adjoins the kitchen and benefits from doors to both the front and rear of the property.

A further versatile reception room is currently used as a study but could equally serve as a ground floor bedroom, offering excellent flexibility for multi-generational living or those seeking single-storey accommodation. From here, there is access to a deep understairs storage cupboard and an internal door to the garage with access for a lift/ramp.

On the first floor, a spacious landing with access to eaves storage cupboards leads to two generous double bedrooms. Both rooms enjoy superb elevated views towards the Downs and are served by a well-appointed family bathroom featuring both a bath and separate shower.

Outside, the gardens are a particular feature of the property. The front garden is predominantly laid to lawn and enhanced by mature flower and shrub borders. A driveway provides off-road parking and leads to the attached single garage, fitted with an automatic roller door. There is also a ramp providing convenient access for a mobility scooter to the study/bedroom.





Denotes restricted
head height



Approximate Area = 1199 sq ft / 111.3 sq m
Limited Use Area(s) = 46 sq ft / 4.2 sq m
Garage = 148 sq ft / 13.7 sq m
Total = 1393 sq ft / 129.2 sq m

For identification only - Not to scale





Henry Adams – Midhurst

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

01730 817370 • midhurst@henryadams.co.uk • www.henryadams.co.uk/

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.