



**Pitsham Wood  
Midhurst  
West Sussex  
GU29 9QZ**

**TA  
UK<sup>®</sup>**

**Christian Budd | TAUk Estate Agent**

## Pitsham Wood, Midhurst, West Sussex

- **Delightful Detached Bungalow**
- **Two Bedrooms**
- **Living Room, Dining Area**
- **Modern Kitchen**
- **Sun Room**
- **Bathroom**
- **Garage**
- **Gardens**

### Property Overview

An excellent opportunity to purchase this charming modern bungalow positioned in the popular Pitsham Wood cul-de-sac on the edge of Midhurst. Ideal for downsizers and those seeking a wonderful blend of peace, convenience and space.



**£480,000 Freehold**

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## Property Overview

This charming two-bedroom modern detached bungalow enjoys a peaceful setting within a highly regarded and sought-after cul-de-sac, offering well-proportioned and versatile accommodation together with a delightful garden. Its convenient position allows easy access into the centre of Midhurst, while the nearby Midhurst Common provides miles of picturesque walking and open countryside, making this a wonderful home for those who enjoy both tranquillity and accessibility.

The property features a bright and welcoming sitting room with a wide archway opening into the dining area, creating an attractive and sociable living space. For those requiring additional flexibility, this area could easily be enclosed to create a third bedroom or study if desired.



The kitchen is well arranged and presented in excellent condition, having seen very little use. Contrasting work surfaces complement the white units, while attractive tiling provides a practical yet stylish finish. Integrated appliances include a built-in oven with gas hob and filter hood above, and a convenient door leads to the side access and garden.

Both bedrooms benefit from built-in storage and enjoy pleasant views over the rear garden. To the rear of the property, a garden/sunroom provides a versatile additional space, ideal for relaxing or enjoying the outlook over the garden, while a contemporary bathroom completes the accommodation.

Further practical benefits include double glazing, a gas heating system and a recently replaced roof.

## Pitsham Wood, Midhurst, West Sussex

### Outside

The property occupies a generous corner plot with areas of open lawn interspersed with established shrubs, creating an attractive and well-balanced garden setting. A driveway provides off-road parking for two vehicles and leads to a detached garage with an up-and-over door, together with a personal door providing convenient access to the garden.

The rear garden is predominantly laid to lawn with well-stocked flower and shrub borders, complemented by a paved patio adjoining the house. Enjoying a good degree of privacy, the garden provides a wonderful setting for relaxing, entertaining and al-fresco dining.



#### IMPORTANT

#### NOTICE

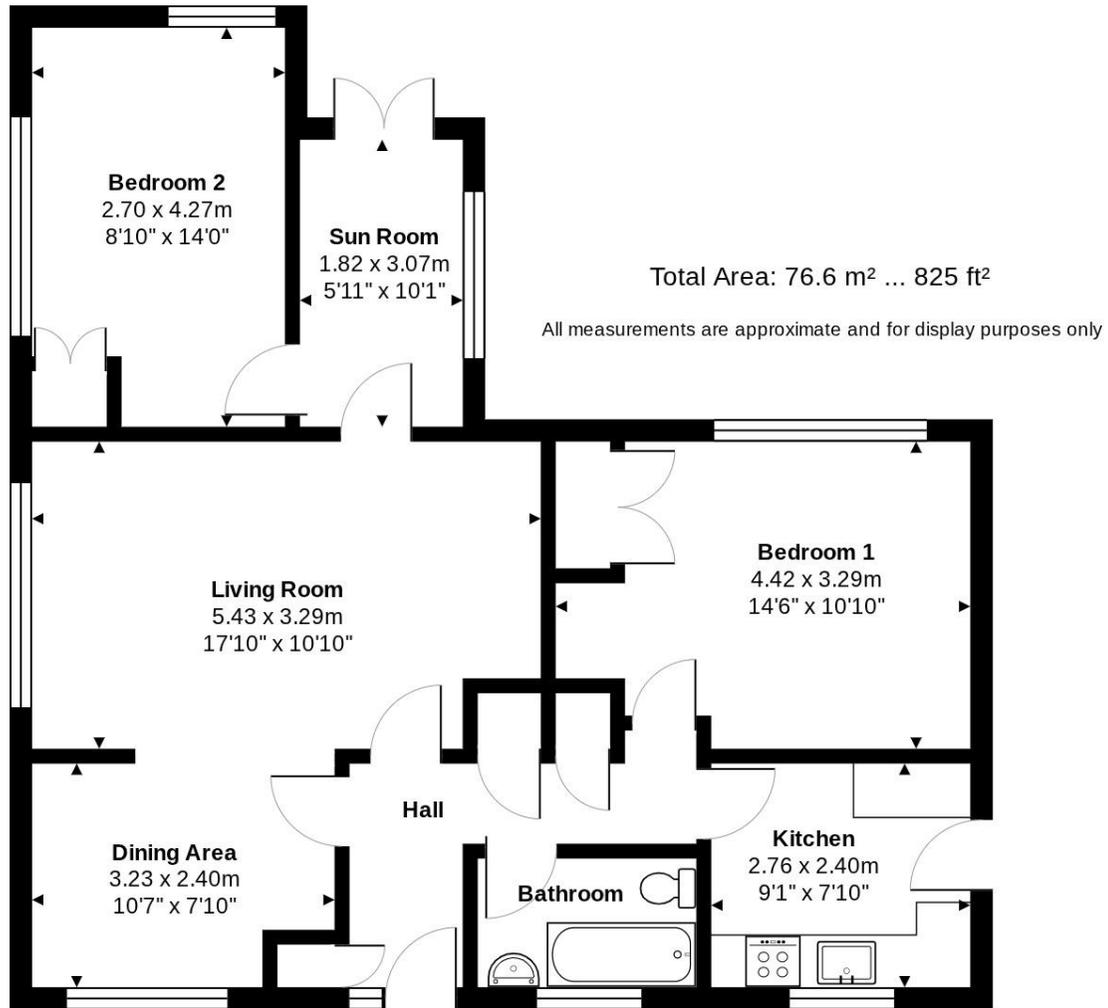
These particulars are intended to give a fair description of the property but do not constitute an offer or contract. All descriptions, dimensions, references to condition, necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct. Any intending purchasers or tenants should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their accuracy.

Fixtures, fittings and appliances have not been tested and no guarantee is given as to their working condition. Measurements are approximate. Floorplans are for guidance only and not to scale. No employee of Christian Budd trading as TAUk Estate Agent has authority to make or give any representation or warranty in relation to this property.

Prospective buyers are advised to carry out their own due diligence including surveys, searches and legal enquiries.

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# Floorplan



# Pitsham Wood, Midhurst, West Sussex



# Midhurst

Nestled in the heart of the South Downs National Park, **Midhurst** offers an exceptional blend of historic charm, countryside beauty and vibrant community life. This picturesque market town is renowned for its Georgian architecture, independent spirit and enviable setting, making it one of West Sussex's most desirable locations to call home. With rolling landscapes on the doorstep and a thriving high street at its centre, Midhurst delivers both tranquillity and convenience in equal measure.

The town's historic core centres around the striking ruins of **Cowdray Ruins**, a reminder of Midhurst's rich Tudor heritage and connection to some of England's most significant historical figures. Just beyond lies the celebrated **Cowdray Park**, internationally recognised for its polo events and country pursuits. These landmarks give Midhurst a unique prestige and sense of heritage rarely found in a town of this size.

Midhurst's high street is a charming mix of independent and traditional retailers, complemented by welcoming cafés and wine bars. Residents enjoy a strong sense of local identity, supported by regular markets, seasonal events and community gatherings. Everyday essentials are easily catered for, while the surrounding villages offer additional farm shops and country pubs, enhancing the lifestyle appeal.

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Families are particularly drawn to Midhurst for its excellent educational provision. The well-regarded **Midhurst Rother College** provides comprehensive secondary education, while the prestigious **Seaford College**, set within beautiful parkland, offers outstanding independent schooling. A selection of respected primary schools in and around the town further strengthens Midhurst's appeal to growing families.

For those who enjoy an active lifestyle, Midhurst is exceptionally well placed. The surrounding South Downs provide endless opportunities for walking, cycling and riding, with scenic routes stretching in every direction. Golf enthusiasts benefit from proximity to the renowned **Cowdray Golf Club**, while equestrian pursuits, tennis, cricket and rugby are all strongly represented within the local community.

Cultural life in Midhurst is equally engaging. The town hosts numerous events and open garden weekends, while nearby attractions such as **Petworth House** provide world-class art collections and landscaped grounds just a short drive away. This combination of heritage, creativity and countryside makes the area feel both refined and welcoming.

Despite its rural setting, Midhurst remains well connected, with convenient access to larger centres including **Chichester, Petersfield and Guildford** together with London being accessible via the nearby A3 or by mainline stations at Haslemere and Chichester.

For buyers seeking a balanced lifestyle — where community, countryside and quality of life come together — Midhurst presents a compelling and enduring choice.

# Contact Christian Budd to arrange a viewing



Phone 01730 771497  
Mobile 07969 141016  
Email christian.budd@theagencyuk.com  
Website www.theagencyuk.com

Christian Budd | TAUk Estate Agent

## Things to know!

Tenure	-	Freehold
EPC	-	tbc
Council Tax	-	D
Heating	-	Gas Fired
Local Authority		Chichester District Council
What3Words	-	draw.scariest.webcams



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