



## 9 Budgenor Lodge, Dodsley Lane, Easebourne, GU29 0AD

Offers in the Region of £320,000





## 9 Budgenor Lodge Dodsley Lane

Freehold / Council Band: E / EPC: C

- No Onward Chain
- Secure, Gated Development
- Allocated Parking
- Two Bedrooms / Two Bathrooms (One Ensuite)
- Walking Distance to Midhurst High Street
- Nearby Bus Stop
- Friendly Community Setting
- Communal Gardens
- Freehold Property
- Annual Service Charge: £2,312

Set within the secure and sought-after gated development of Budgenor Lodge, this charming terraced home offers well-appointed accommodation arranged over two floors. Ideally located in the village of Easebourne, the property is within walking distance of the historic town of Midhurst and just a short stroll from the Cowdray Estate, renowned for its beautiful parkland and polo grounds.

The ground floor enjoys a light and spacious open-plan layout, ideal for modern living. The contemporary kitchen/dining room features integrated appliances and ample space for a dining table, flowing seamlessly into a comfortable living room. A stylish ground floor shower room and cloakroom complete the downstairs accommodation.

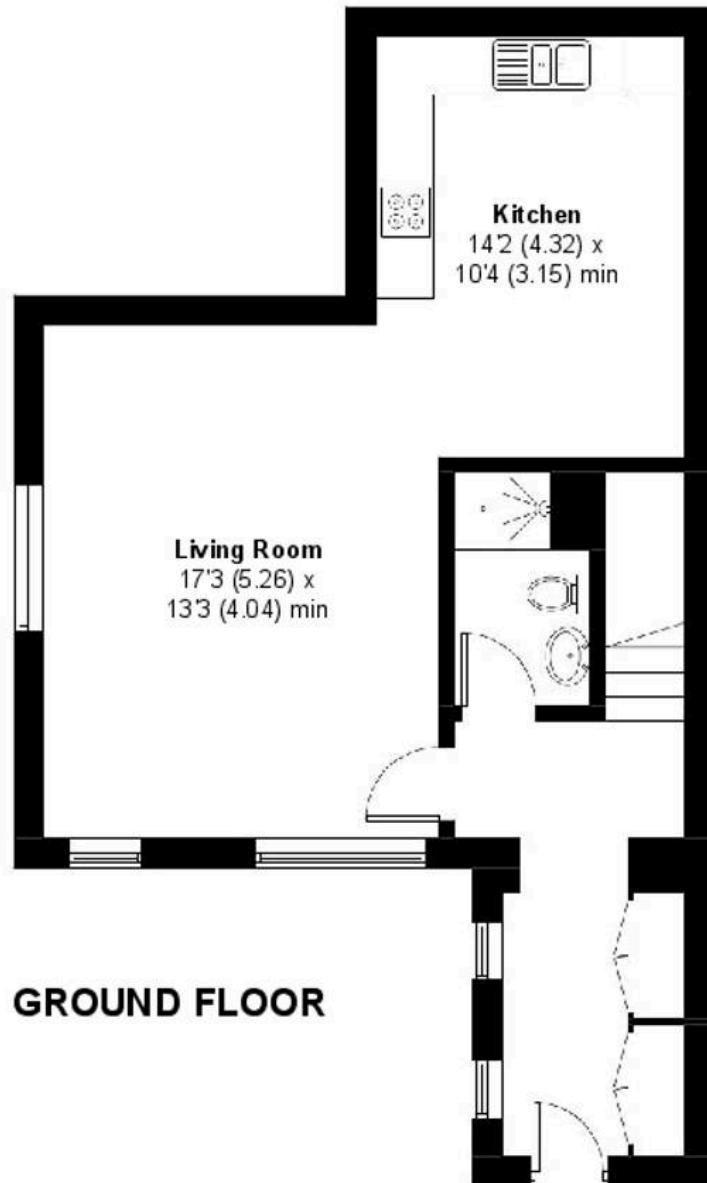
Upstairs, the property offers two generous double bedrooms. The principal bedroom benefits from direct access to a well-appointed family bathroom, creating an ensuite feel.

Of particular note is the property's **freehold** tenure, offering a rare opportunity within a gated development and meaning the home is exempt from many of the typical communal charges. Residents can also enjoy the well-maintained communal gardens and benefit from ample visitor parking.

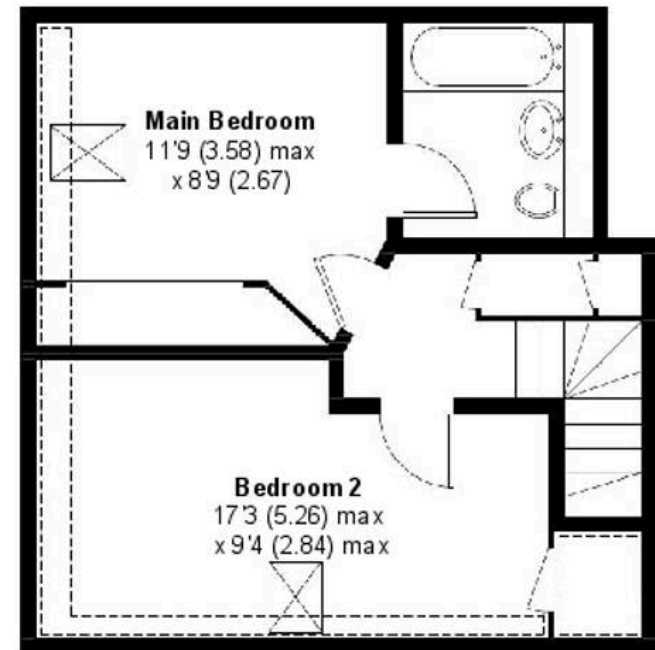


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APPROXIMATE GROSS INTERNAL AREA = 944 SQ FT / 87.7 SQ M



**GROUND FLOOR**



**FIRST FLOOR**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID1123506)

**Produced for Jackson - Stops**



## 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.