

Southdown Properties

Midhurst

THE  
**GUILD**  
PROPERTY  
PROFESSIONALS



Lowerdown

Dodsley Lane, Easebourne, Midhurst, GU29 9BB

# Lowerdown, Easebourne

## FEATURES

- A spacious detached chalet bungalow
- Three Bedrooms, Bathroom & Shower Room
- Large Reception/Dining Hallway
- Kitchen/Breakfast Room
- Delightful Garden, Off-Road Parking
- No Onward Chain

**Guide Price £525,000**

**EPC - tbc**

**Tenure - Freehold**

**Council Tax - F £2915.45**

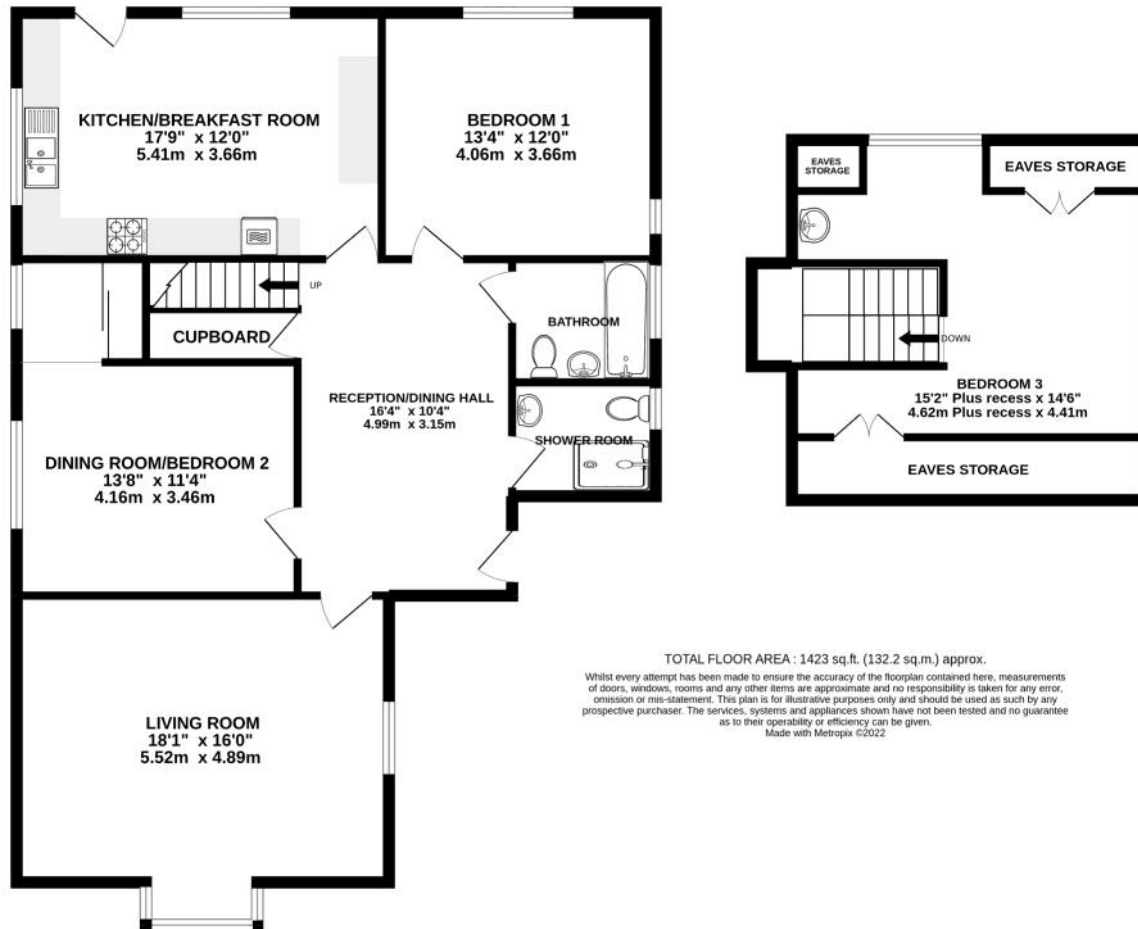
## PROPERTY

A spacious and well-proportioned detached chalet bungalow situated on a generous plot and benefits from being situated in highly popular residential area. The home offers delightful well-maintained gardens and has off-road parking approached across an adjacent private road.

Viewing is highly recommended to full appreciate the charm and space this delightful home offers.



# Lowerdown, Easebourne



## ACCOMMODATION

The home enjoys spacious and well-proportioned accommodation which includes two bedrooms to the ground-floor, one of which is currently used as a dining room.

The large reception hallway leads to the living room which has a feature square bay with delightful views over the garden.

The sociable kitchen/breakfast room enjoys a dual aspect and boasts a good range of wall and base units with contrasting work-surfaces and a fitted oven and hob.

Also to the ground-floor there is a bathroom and a separate shower room together with a large understairs cupboard.

The loft area has been converted into a further bedroom with eaves storage cupboards and a fitted vanity sink.

The home also offers a gas-fired heating system and double-glazed windows.



## GARDEN

The fine garden is a particular feature of the property, being situated to the front of the home and is laid predominately to lawn with well-stocked flower and shrub beds to the margins. There is a paved patio area adjacent to the front of the property which is ideal for socialising and al-fresco dining and a path leads to the rear where there is a driveway providing off-road parking.

## SITUATION

The home is situated in the desirable village of Easebourne which can be found just to the north of the town of Midhurst and benefits from a Health Centre, the Cowdray Farm Shop & Café, Shop/Post Office, a Petrol Station with an M&S shop, a thriving Church and both private and state junior Schools. There is also a renowned Golf Club at Cowdray Park and Polo is played during the season in sight of Cowdray Ruins.

Midhurst caters for most everyday shopping needs together with Community Centre, Supermarkets, Hotels, Restaurants/Wine bars, Schools for all ages and Churches. The surrounding larger towns of Chichester, Haslemere and Petersfield collectively offer further shopping & recreational facilities together with mainline stations.

Midhurst is set in the heart of the South Downs National Park and consequently the town and surrounding villages offer some excellent walking & riding opportunities.



These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

No person in the employment of Southdown Property Solutions has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT. Intending purchasers and lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction relating to this property.

**Data Protection** We retain the copyright in all advertising material used to market this Property.

Sussex House, Midhurst 01730 817386 Park Lane, London 0207 030 3592

[www.southdownpropertysolutions.co.uk](http://www.southdownpropertysolutions.co.uk) [info@southdownpropertysolutions.co.uk](mailto:info@southdownpropertysolutions.co.uk)

