



**Flat 17, Dundee House, Bepton Road, Midhurst, GU29 9LZ**

Offers in the Region of £550,000







## Flat 17 Dundee House, Midhurst

Leasehold - 995yrs / EPC: B / Service Charge: £5,765pa

- Energy efficient homes
- Integrated 24hr careline
- Lift to all floors
- House Manager
- Guest room for family and friends
- Community living space
- Over 60's development
- Hot Water & Heating Included

An impressive, bright and airy double aspect south east facing penthouse apartment benefitting from spacious open plan living and a high specification finish throughout. Dundee House has been created to provide elegant, accessible, easy to run homes that offer a fully realised community-driven lifestyle. A vibrant way of living, energised by belonging and enlivened by experiences, where residents can maintain their independence, live with purpose and shape their own futures.

A large entrance hall leads through to a superb kitchen / dining / living space which has been thoughtfully laid out to cater for all of your everyday needs. The designer kitchen by Stolz includes fully integrated appliances, space for a dining table and chairs, premium worktops and a range of base and eye-level units providing excellent storage along with open shelving for easy access. The principal suite boasts a large walk-in wardrobe and custom made ensuite shower room with slip resistant flooring, ceramic sanitaryware and design led safety features. The second generously sized bedroom has the use of a family bathroom and additional built in storage. Award winning developer, Lilyford Homes have built Dundee House with one goal in mind, to create elegant, accessible, easy to run homes that offer a vibrant way of living with a community driven lifestyle where residents can maintain their independence with a fresh approach to the benefits town centre living.





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A communal living space and study area provides a welcoming area for everyone to enjoy. The objective was to create a home from home, a place to socialise with a lounge area centred round a cosy fire and open plan kitchen with low level breakfast bar, the ideal place to meet with residents or entertain friends over a nice cup of coffee. Most importantly there is a supportive House Manager, Nicola who provides a friendly face and can offer support throughout your move. She also takes care of all the building maintenance, leaving you free to enjoy your new home. Notable standout features also include a secure video door entry control which provides safety and security as well as an integrated 24 hour careline should you need it. All of the apartments come fitted with high energy efficient rated appliances, double glazed A rated windows, low voltage LED lighting, enhanced insulation and underfloor heating. They have also been pre-wired for digital TV and Sky Q with superfast broadband ready to go.

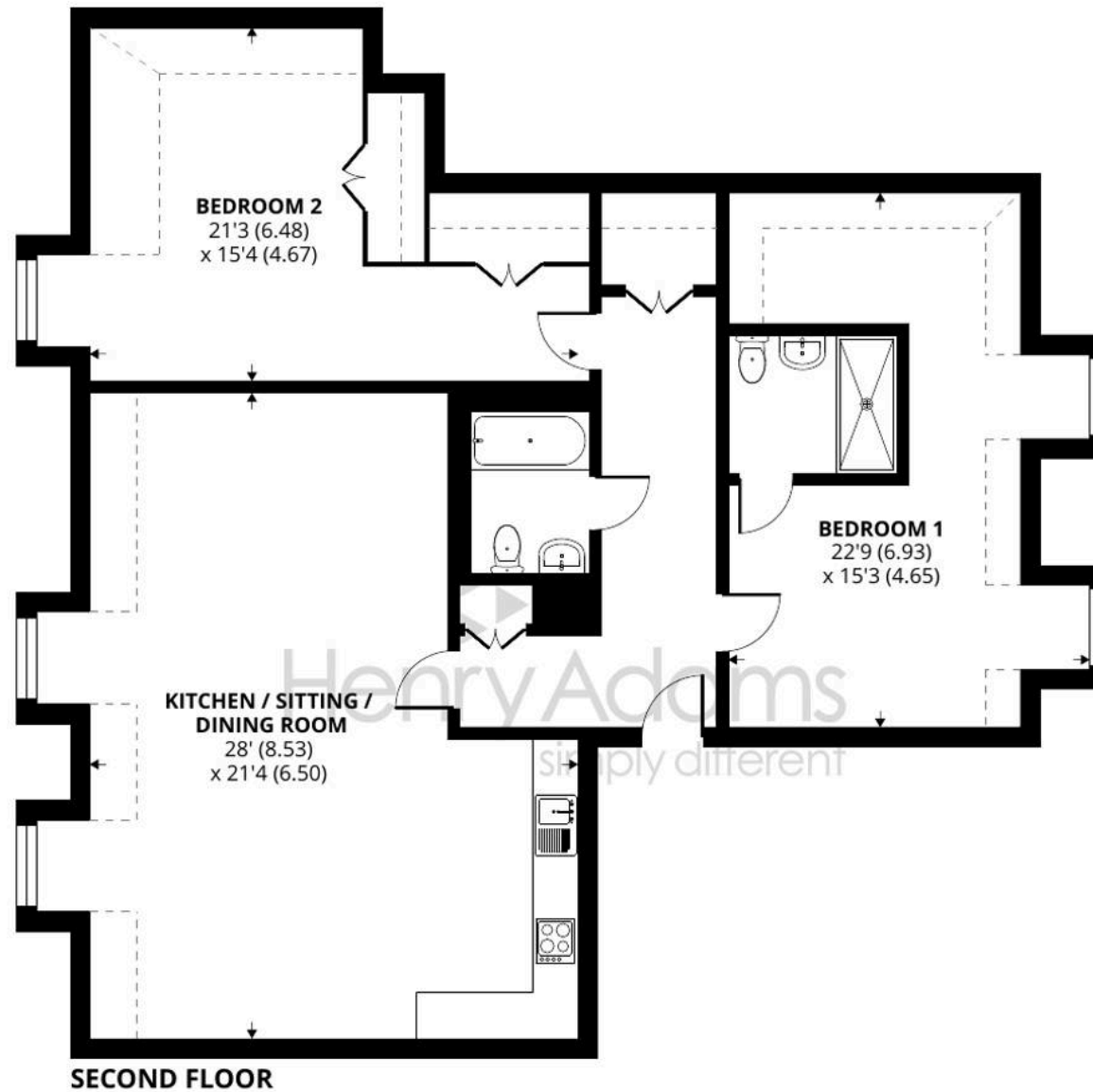
The historic market town of Midhurst hosts a wealth of attractive shops and narrow lanes with over 100 listed buildings full of charm and character with nearby countryside right on your doorstep. It is also blessed with delightful hotels, glorious gastro pubs, splendid restaurants and locally owned, independent butchers and greengrocers. There is so much to see and do in this community driven town. From walking, cycling and horse riding in the South Downs National Park, to golf, clay pigeon shooting in next door Cowdray Park, there are no shortage of invigorating and quintessentially British outdoor pursuits in and around the town. The Grange leisure centre offers more indoor activities and is moments away with facilities to help people stay fit and active, including squash and badminton courts, drop-in exercise classes and a well-equipped gym, and is also home to a function room, café and the town's library.

This conveniently located apartment is also being offered with no onward chain.









## Bepton Road, Midhurst

Approximate Area = 1203 sq ft / 111.7 sq m

Limited Use Area(s) = 164 sq ft / 15.2 sq m

Total = 1367 sq ft / 126.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024.  
Produced for Henry Adams. REF: 1070901





## 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.