



**1 Ashfield Road, Midhurst, West Sussex, GU29 9JX**

Offers in Region of £450,000





## 1 Ashfield Road, Midhurst, GU29 9JX

Freehold / EPC - D / Council Tax Band D

- No Onward Chain
- End of Terrace Family Home
- Three Bedrooms/ Two Bathrooms / One Cloakroom
- Off Road Parking
- Utility Room
- Study
- Character features
- Open fireplaces with Welsh Slate hearths
- Would Benefit From Some Updating
- Close Proximity to Schools and Local Amenities

This attractive three-bedroom, two-bathroom, Edwardian end-of-terrace family home offers generous accommodation arranged over three floors and presents an excellent opportunity for buyers looking to add their own decorative touch.

The ground floor features a bright living room with large sash windows and an open fireplace, a separate dining room, and a fitted kitchen leading through to a utility room with cloakroom. There is direct access from the utility room to the garden.

On the first floor, there is the principal bedroom with en-suite shower room, a second bedroom, the family bathroom and a study. The second floor provides a third, well-proportioned, twin bedroom.

Externally, the property benefits from an enclosed rear garden, with a slate-roofed shed / garden building. The parking space\* beyond is accessed via Carron Lane.

\*£120 paid annually to SSE for access.





Approximate Area = 1245 sq ft / 115.6 sq m

Limited Use Area(s) = 56 sq ft / 5.2 sq m

Outbuilding = 71 sq ft / 6.5 sq m

Total = 1372 sq ft / 127.3 sq m

For identification only - Not to scale





## Henry Adams – Midhurst

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

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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.