



Flat 2, Green Court, Duck Lane, Midhurst, GU29 9DE

Guide Price: £275,000





Flat 2, Green Court, Duck Lane, Midhurst,

Leasehold - 104yrs / EPC - D

- Spacious Open Plan Living
- Character Features
- Two Double Bedrooms / Two Bathrooms (One Ensuite)
- Shared Terrace Area
- Town Centre Location
- First Floor Apartment
- Modern Finish Throughout

This charming Grade II listed first-floor apartment is quietly tucked away in the historic heart of Midhurst, while remaining just moments from everyday amenities.

The property features a bright and airy open-plan living space, enhanced by two large skylights and a characterful stable door. This versatile area creates a sociable and inviting atmosphere, incorporating a well-appointed fitted kitchen, a dining area, and a spacious living room – perfect for entertaining or relaxing.

At the far end of the apartment, two generous double bedrooms offer comfort and style. Both benefit from built-in wardrobes, high ceilings, and exposed beams, adding to the home's character and charm. The main bedroom enjoys a luxury en-suite shower room, complemented by a modern family bathroom.

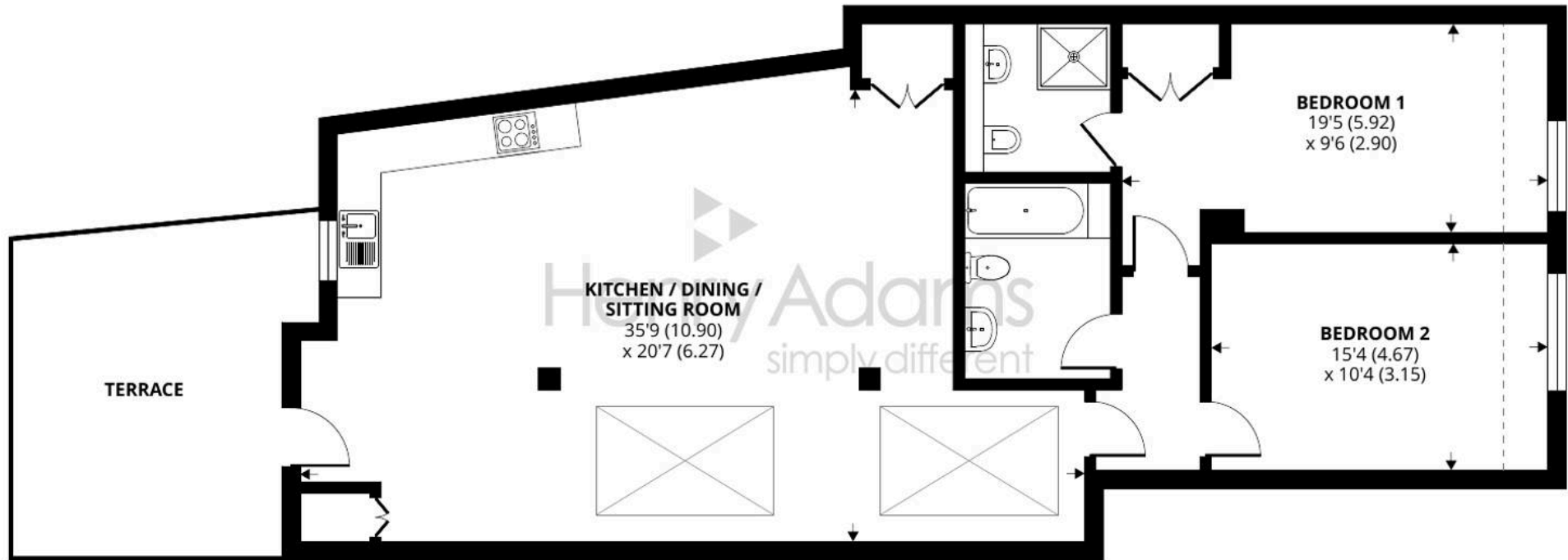
Outside, a delightful private space captures sun throughout the day and offers attractive rooftop views over Midhurst, providing an ideal spot for outdoor dining or quiet relaxation.

This unique apartment is an excellent choice for those seeking a convenient 'lock up and leave' home, a stylish downsize, or a sound investment opportunity, with potential rental income of approximately £16,800 per annum.





Denotes restricted
head height



FIRST FLOOR

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Approximate Area = 1124 sq ft / 104 sq m

Limited Use Area(s) = 41 sq ft / 4 sq m

Total = 1165 sq ft / 108 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 2022. Produced for Henry Adams. REF: 913359



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.