



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

Offers in the Region of £275,000





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Leasehold: 106 yrs / EPC: N/A / Council Tax: D

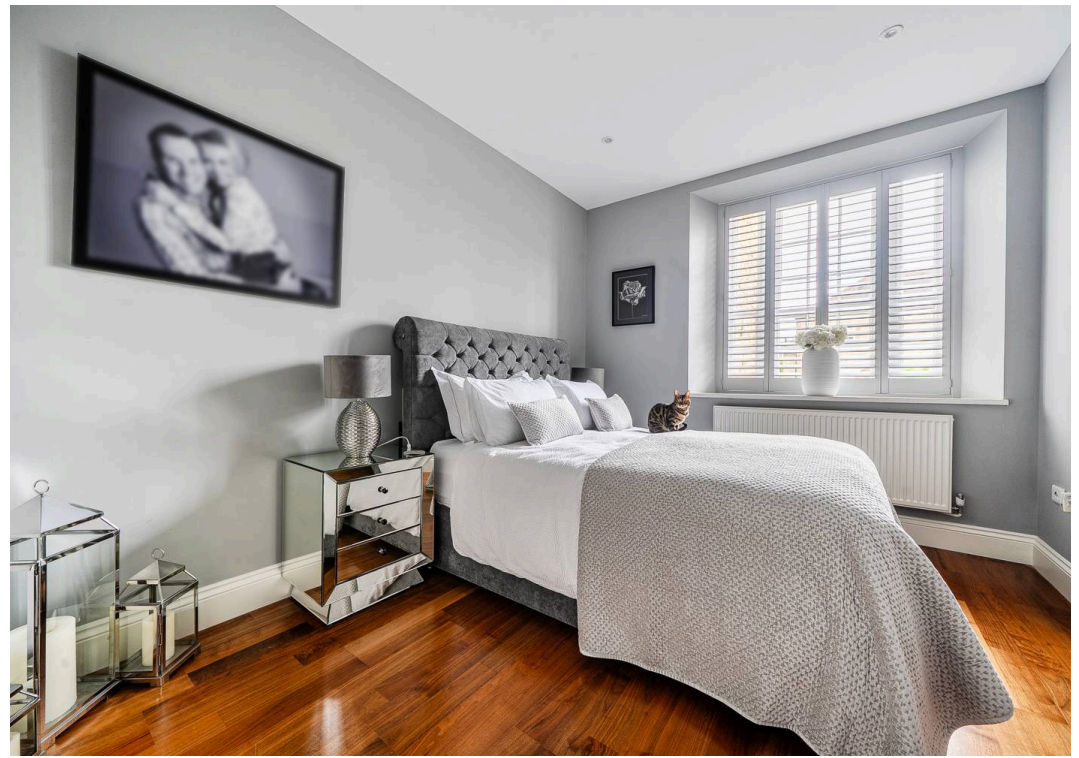
- No Onward Chain
- Two Bedrooms / Two Bathrooms (One Ensuite)
- Communal Gardens
- Option to Buy A Share of the Freehold
- Beautifully Updated to a High Specification
- Secure, Gated Development with Allocated Parking

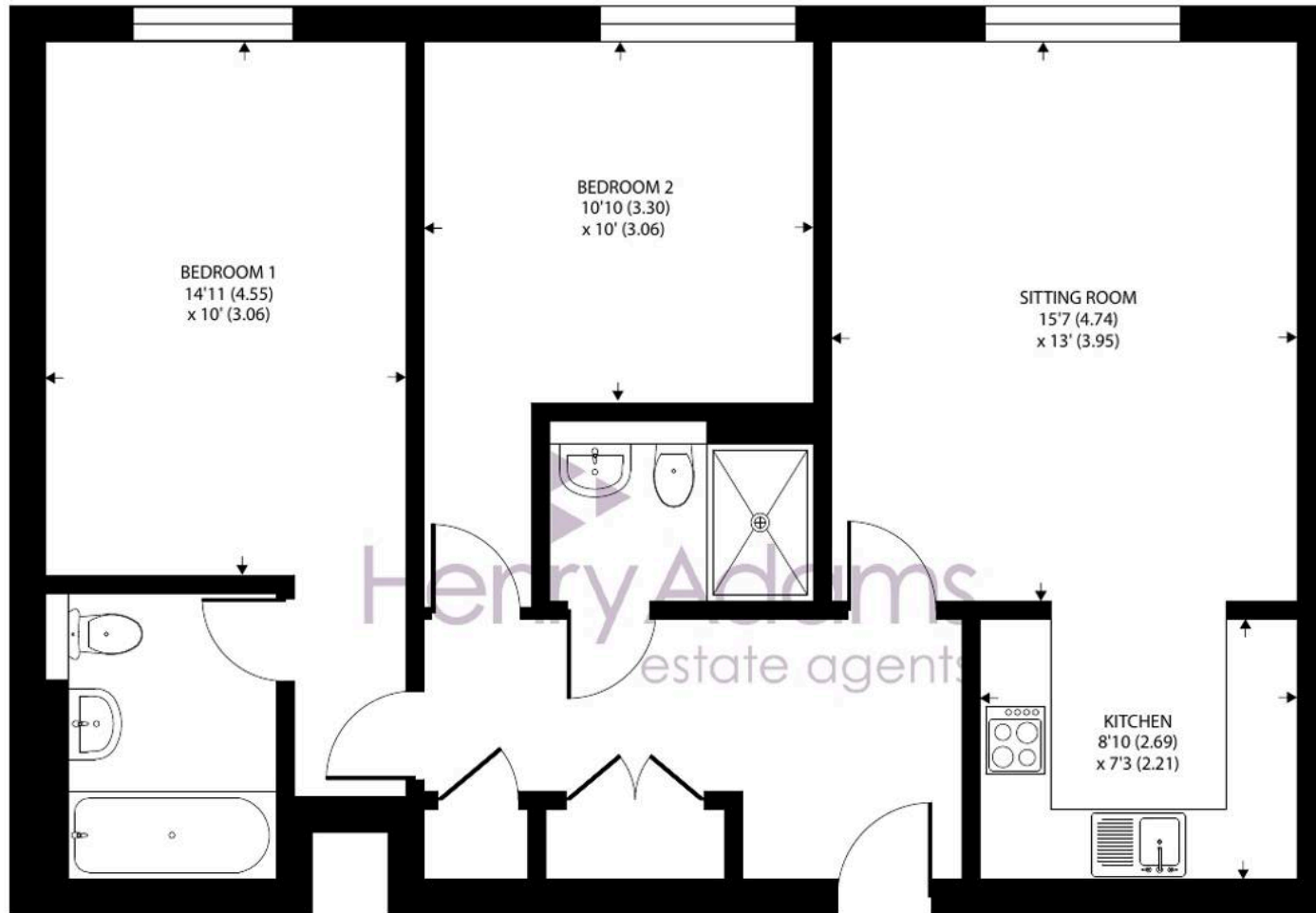
Occupying a prime position within this impressive Grade II listed conversion, this beautifully presented two-bedroom ground floor apartment combines period elegance with modern convenience. Converted from an historic 18th-century building approximately twenty years ago, the property retains an abundance of character, including high ceilings, large sash windows and attractive wooden flooring throughout.

The apartment enjoys delightful views over the central communal gardens and is set within a secure gated development, offering both allocated and visitor parking.

A welcoming communal entrance hall leads to the apartment's spacious private reception hall, which benefits from useful built-in storage cupboards. The principal living space is a generously proportioned sitting and dining room, flooded with natural light from a large sash window overlooking the beautifully maintained communal gardens. Adjacent to the living area is a well-appointed, newly refurbished kitchen, fitted with a range of integrated appliances and designed to provide both practicality and style.

The impressive principal bedroom enjoys peaceful garden views and features fitted wardrobes together with a private en-suite bathroom. A second double bedroom, also overlooking the gardens, is served by a separate contemporary shower room complete with a large luxury shower enclosure. Both bedrooms benefit from the apartment's signature high ceilings and elegant sash windows, creating bright and inviting spaces.





## 12 Budgenor Lodge, Dodsley Lane, Easebourne, Midhurst

Approximate Area = 801 sq ft / 74.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2026. Produced for Henry Adams. REF: 1469076



## 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.