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**122 The Fairway**

**Midhurst, West Sussex, GU29 9JF**

# 122 The Fairway, Midhurst, West Sussex

## FEATURES

- A 3 Bedroom Detached Bungalow
- Overlooking an attractive green
- Generous Open-Plan Sitting Room & Kitchen
- Refitted Bathroom
- Garage & Gardens

Price Guide - £370,000

Freehold

EPC - D (65-73)

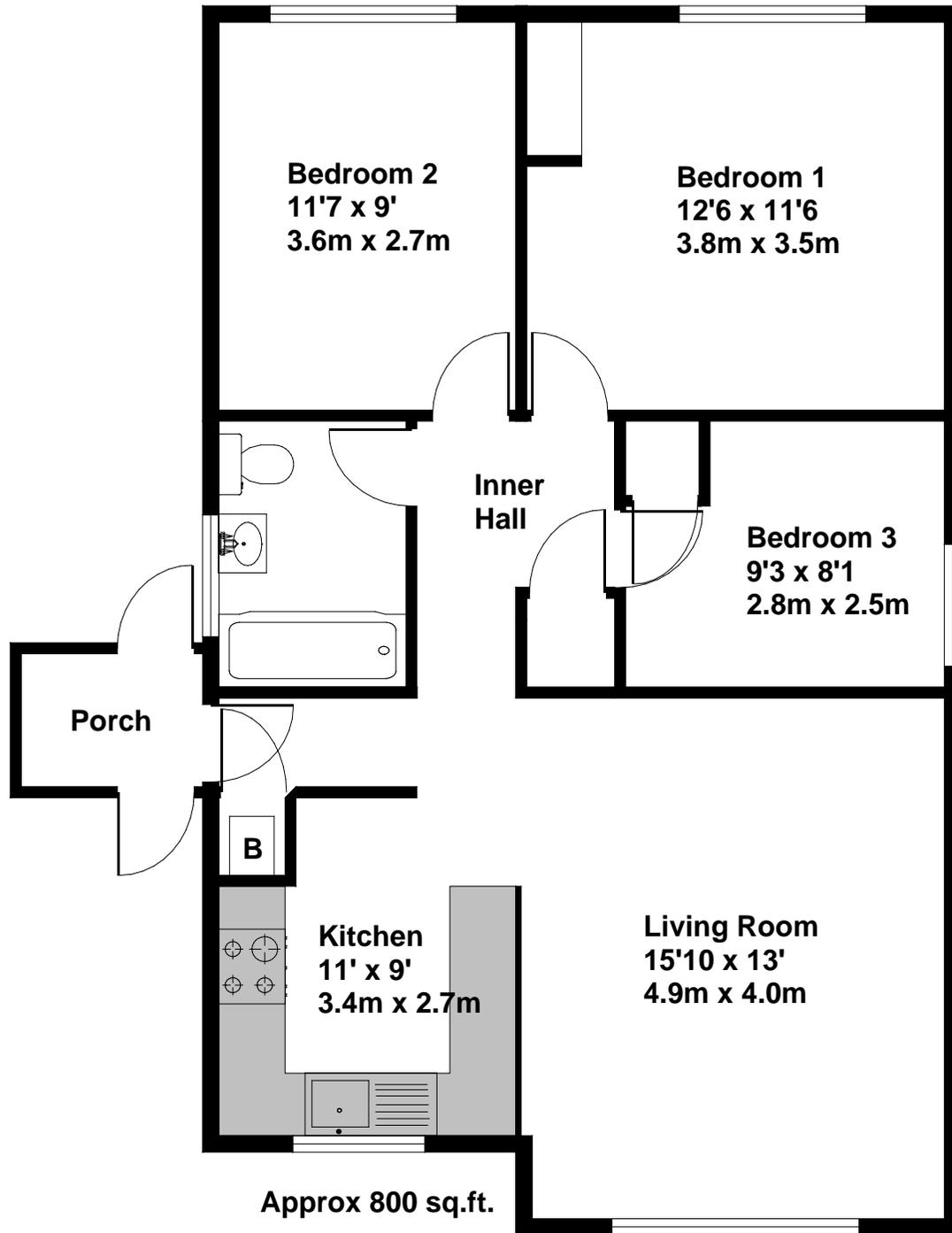
## PROPERTY

Situated within a popular residential development and overlooking a small green, this 3 bedroom detached bungalow offers generous accommodation and enjoys the benefits of a private garden and a garage.

The home features an impressive open-plan Sitting Room & Kitchen with a wonderful sociable feel and overlooking the green to the front. The kitchen area features a modern range of wall and base units complimented by contrasting worksurfaces and incorporating a fitted oven, hob and filter hood.

There are two double and one single bedrooms together with a modern fitted bathroom. Other features include a gas-fired heating system and double glazed windows.





## GARDEN

The rear garden has a private feel and is laid to lawn with flower & shrub beds and a patio area adjacent to the property.

## SITUATION

The Fairway has a well maintained feel and there is a bus-stop within the road with regular buses providing access to Midhurst & Chichester. The town itself is often listed as one of the best places to live in England being set in the heart of the South Downs National Park and offers a good range of shopping, educational and recreational facilities. Further amenities including mainline railway stations can be found in the surrounding towns of Chichester, Petersfield & Haslemere.

## DIRECTIONS

From the centre of Midhurst take the A286 south towards Chichester. Pass the Fire Station on the right-hand side and then take the next turning right into The Fairway. At the T-junction turn left and follow the road round to the left where the green and the property will be seen on the right-hand side.

Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.



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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.

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