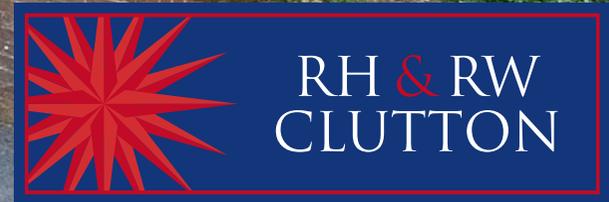




89 POPLAR WAY



89 POPLAR WAY
Midhurst
West Sussex GU29 9TD

Guide price: £375,000 - Freehold

Entrance hall • 28' sitting/dining room
Kitchen • Cloakroom
3 bedrooms • Bathroom
Garden • Lock-up garage
Quiet cul de sac location

DESCRIPTION

A delightful modern terraced house presented in good order which is situated in a popular and quiet residential road on the south side of Midhurst. The house sits slightly raised up from the road and has spacious accommodation that includes an entrance hall with cloakroom, a 28' double aspect sitting/dining room with French windows that open directly onto the garden and a modern fitted kitchen. On the first floor there are 3 bedrooms, 2 with fitted wardrobes, and a family bathroom. Outside the house is approached through the small front garden. At the rear, the garden is paved at the lower level, with step leading up to an area of sloping lawn with plant beds. A gate at the rear gives access to a path that leads to the garaging. The property includes a separate single lock-up garage.

LOCATION AND AMENITIES

89 Poplar Way is located in a quiet residential, no-through' road on the south side of the picturesque historic and market town of Midhurst, which offers a good range of shops for everyday needs. Close to Midhurst is the Cowdray Park Estate with its polo grounds and golf course. Petersfield is about 9 miles to the west and Chichester is about 14 miles to the south both with a wider selection of shops and facilities. Goodwood, about 11 miles to the south, has horseracing, golf and motor racing. Haslemere, with a mainline station offering services to London Waterloo, is about 10 miles to the north. The property is





located in an Area of Outstanding Natural Beauty, is within the South Downs National Park and has immediate access to beautiful open countryside.

EPC

Rating C (74)

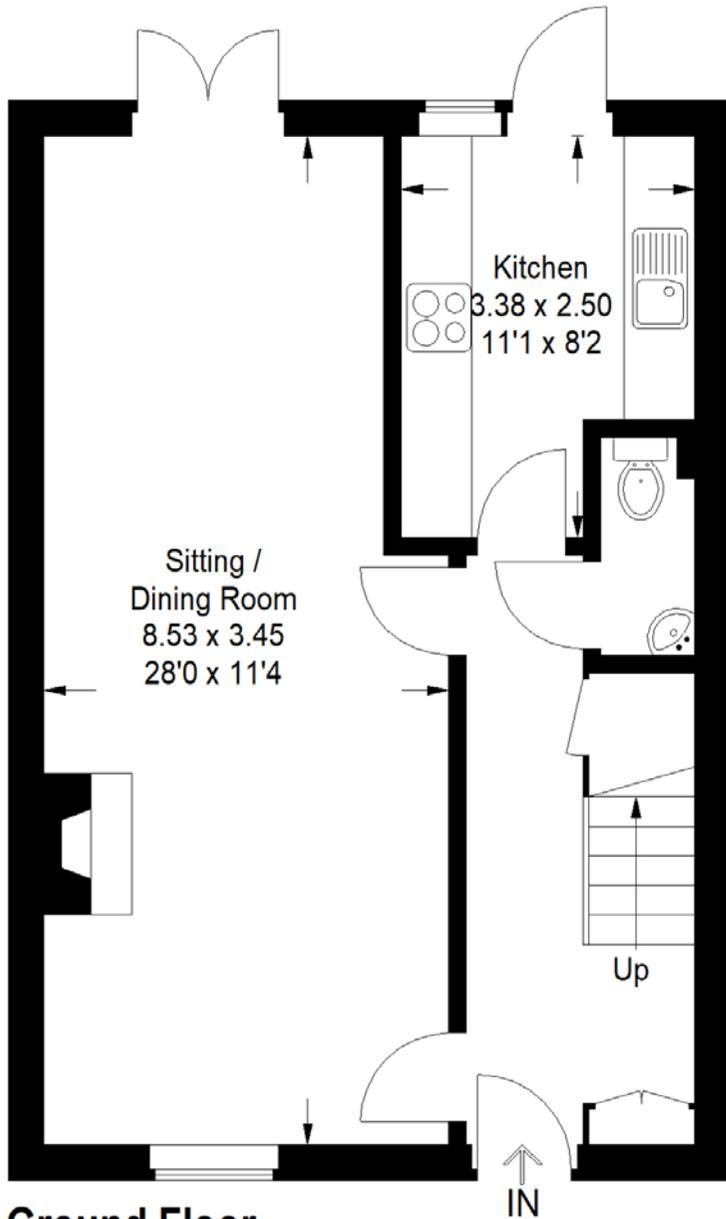
DIRECTIONS

From the mini roundabout in the centre of Midhurst, take the A286 towards Chichester. After 1 mile take the right turning into The Fairway then, after a short distance turn left at the T-junction. Continue on and take the second left turning into Poplar Way. No 89 will be found towards the end on the left-hand side.

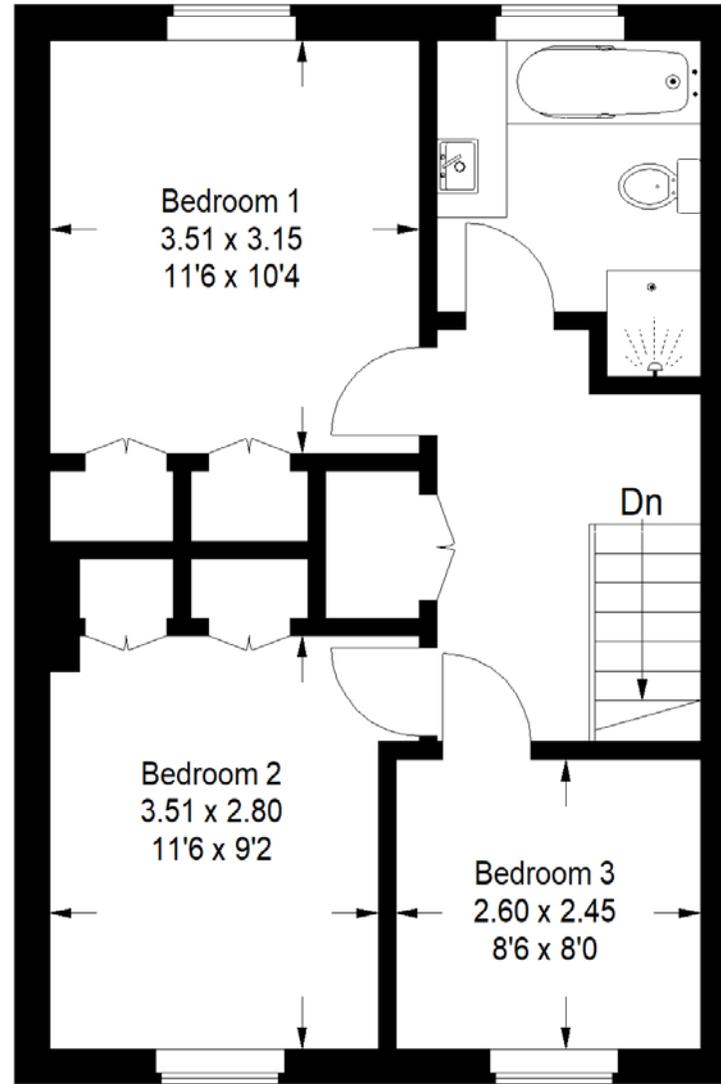
VIEWING

Strictly by appointment with the sole agent
RH & RW Clutton - 01798 344554





Ground Floor

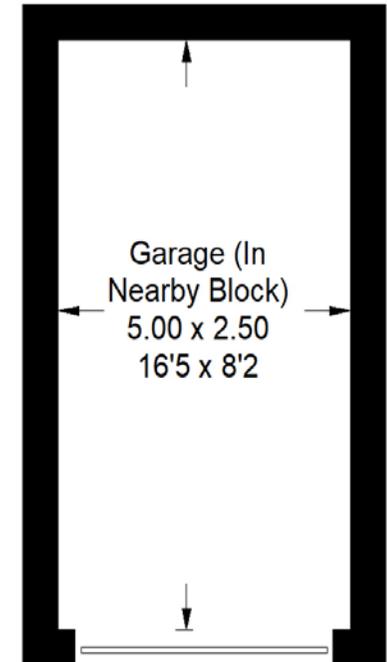


First Floor

**89 Poplar Way
Midhurst**

Approximate Gross Internal Area
 Ground Floor = 48.1 sq m/518 sq ft
 First Floor = 47.4 sq m/510 sq ft
 Total = 95.5 sq m/1028 sq ft

Garage = 12.5 sq m/134 sq ft



Garage (In
 Nearby Block)
 5.00 x 2.50
 16'5 x 8'2

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