



**4 ORCHARD CLOSE**  
ELSTED, MIDHURST, WEST SUSSEX

**JACKSON-STOPS** 

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**4 ORCHARD CLOSE  
ELSTED, MIDHURST, WEST SUSSEX GU29 0JZ**

**GUIDE PRICE £498,950**

A SPACIOUS AND LIGHT BUNGALOW IN A  
QUIET LOCATION, SITUATED IN THE  
DOWNLAND VILLAGE OF ELSTED



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## DISTANCES

BY ROAD

LONDON 56 MILES  
SOUTH HARTING 1 MILE  
MIDHURST 4.5 MILES  
PETERSFIELD 5 MILES  
CHICHESTER 13 MILES

BY RAIL

PETERSFIELD TO LONDON  
WATERLOO FROM 66 MINUTES

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## GROUND FLOOR

- Porch
- Inner hall
- Cloakroom
- Sitting room
- Double bedroom
- Bathroom
- Main bedroom
- Kitchen
- Dining room

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## OUTSIDE

- Garage / workshop
- Summer house
- Gardens
- Off street parking

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## THE PROPERTY

4 Orchard Close is a two bedroom detached bungalow situated in a private cul de sac in the centre of the rural village of Elsted. Having been in the same ownership for 30 years, the property offers great potential to an incoming purchaser to modernise and reconfigure subject to planning.

The sitting room has a large picture window and a feature fireplace which houses a dual fuel stove. The kitchen has a range of matching wall and base units with space for a washing machine and dishwasher under the worksurfaces. A door leads to the dining room with a door opening on to the wooden decking and the south facing garden. The two double bedrooms share a bathroom fitted with a shower and bath.

The gardens run all round the property and are laid to lawn with flower and shrub borders, a summerhouse and small pond. There is a spacious detached garage / workshop with a roller door, power and lighting.

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## THE LOCATION

The village of Elsted has a village hall and recreational ground with one of the best views in Sussex, as well as a church and good local pub where one can sit in the garden and take in the views of the South Downs. South Harting is 2.4 miles distant and has a shop/post office. Petersfield has a larger selection of shops, supermarkets, restaurants and leisure facilities.

The A3 provides fast access to London, the motorway network, Gatwick, Heathrow and Southampton airports. There are excellent recreational facilities in the area with polo at Cowdray Park, racing at Goodwood, golf at

Liphook and Cowdray and sailing out of Chichester Harbour and other centres along the South Coast. The area has a plethora of footpaths and bridleways for walking and riding.

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## DIRECTIONS

From Midhurst take the A272 towards Petersfield. After 2 miles turn left towards Elsted and South Harting. Continue for a further 3 miles into the village of Elsted. Just after the crossroads, take the first turning right into Orchard Close. No 4 is the first on the right-hand side.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             | 58 D    | 71 C      |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



## PROPERTY INFORMATION

**Services:** We have been advised by our client that the property has mains water, electricity private drainage and oil-fired central heating. None of the services have been tested.

**Fixtures & Fittings:** Only such items as are mentioned in these particulars are included in the sale. Others may be available under separate negotiation with the vendors.

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**Viewing:** Only by appointment with Jackson Stops. Tel: 01730 812357. If there is any point which is of particular importance to you, we invite you to discuss this with us, especially before you travel to view the property.

**Local Authority:** Chichester District Council

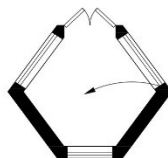
**Tax Band:** E

**Tenure:** Freehold

**Agent's Note:** The internal photographs are from when the property was previously marketed. The property is in need of refurbishment.

Important Notice: Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

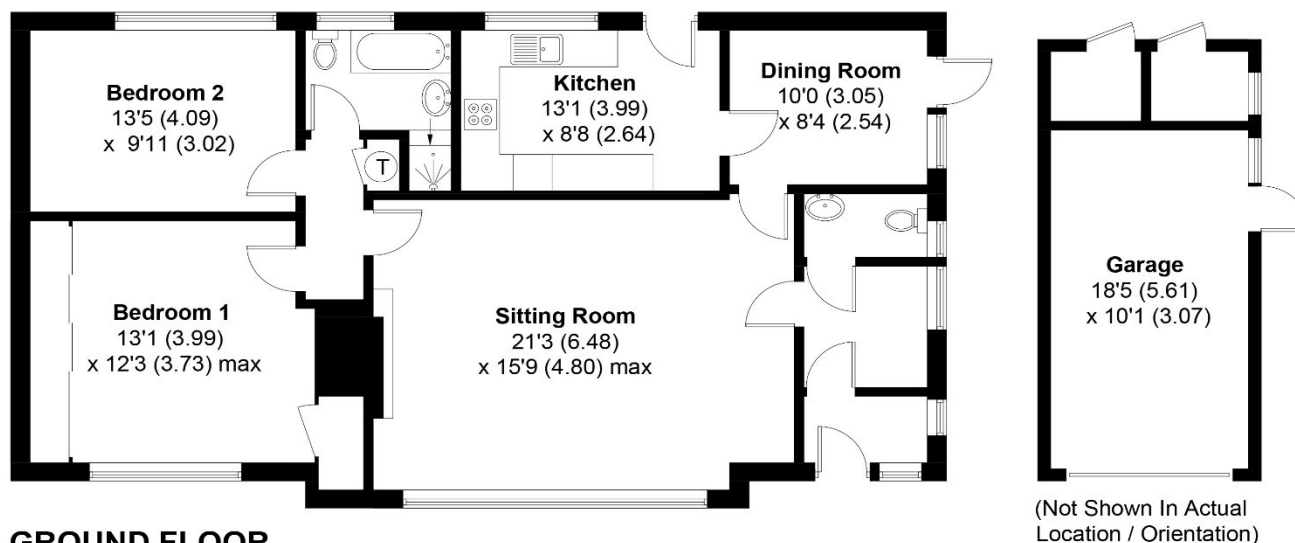
APPROXIMATE GROSS INTERNAL AREA = 1101 SQ FT / 102.3 SQ M  
GARAGE / SUMMER HOUSE = 254 SQ FT / 23.6 SQ M  
TOTAL = 1355 SQ FT / 125.9 SQ M



**Summer House**  
6'9 (2.06)  
x 5'11 (1.80)

### SUMMER HOUSE

(Not Shown In Actual  
Location / Orientation)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID415900)  
**Produced for Jackson - Stops**

MIDHURST

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**JACKSON-STOPS**

PROPERTY EXPERTS SINCE 1910