



**19 BUDGENOR LODGE**  
DODSLEY LANE, EASEBOURNE, MIDHURST, WEST SUSSEX

**JACKSON-STOPS** 

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**19 BUDGENOR LODGE**  
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**GUIDE PRICE £225,000**

A SPACIOUS TWO BEDROOM FIRST FLOOR  
FLAT ACCESSED BY A LIFT AND STAIRS WITH  
FAR REACHING VIEWS AND WITHIN  
WALKING DISTANCE OF TOWN



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**DISTANCES**

BY ROAD

LONDON 50 MILES  
MIDHURST 0.5 MILES  
PETWORTH 6 MILES  
HASLEMERE 7 MILES  
CHICHESTER 10 MILES

BY RAIL

HASLEMERE TO LONDON  
WATERLOO FROM 49 MINUTES

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**FIRST FLOOR**

- Hallway
- Kitchen / sitting room
- Double bedroom
- Shower room
- Main bedroom with bathroom ensuite

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**OUTSIDE**

- One designated parking space
- Visitors' parking spaces
- Communal parking

THE PROPERTY

Budgenor Lodge, is an apartment within this converted workhouse built around a central courtyard. The main building, listed Grade II, was originally opened in 1794 as a workhouse and has had various uses including a bible college and retirement home before being significantly redeveloped to its current form between 2005 and 2007.

19 Budgenor lodge is a light and spacious and very well presented two-bedroom flat which is all on one level. There is a large open plan fully fitted kitchen / sitting room, a bright and welcoming space. There is a generous main bedroom with bathroom ensuite, a further double bedroom and separate shower room and plenty of storage spaces.

There is a communal courtyard garden for all residents to enjoy and the property benefits from one dedicated parking space, both inside and out, at Budgenor Lodge are well kept to a high standard for residents to enjoy. There is a lift from the ground floor to the flat. There is a covered bin and bicycle store.

THE LOCATION

19 Budgenor lodge is situated in Easebourne, within walking distance of Midhurst town and within a short walk to Cowdray Park.

Located on the northern fringes of Midhurst and within a short drive of Haslemere with a mainline station to London Waterloo, Easebourne has an M&S Simply Food store, the popular Cowdray Estate Farm Shop and Café, a church, pub and recreational grounds. Midhurst is close by and provides for most everyday needs, whilst Guildford in Surrey and the Cathedral city of

Chichester, both with renowned theatres, are within easy reach and have more extensive shopping and leisure facilities. The A3 provides fast access to London,



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 82 B      |
| 69-80 | C             | 74 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

## PROPERTY INFORMATION

Approximate Floor Area = 78.1 sq m / 841 sq ft



**Services:** £1,607 a quarter which includes the heating & hot water for the apartment, the upkeep of communal areas including gardening & window cleaning, buildings insurance, & any structural maintenance. None of the services have been tested.

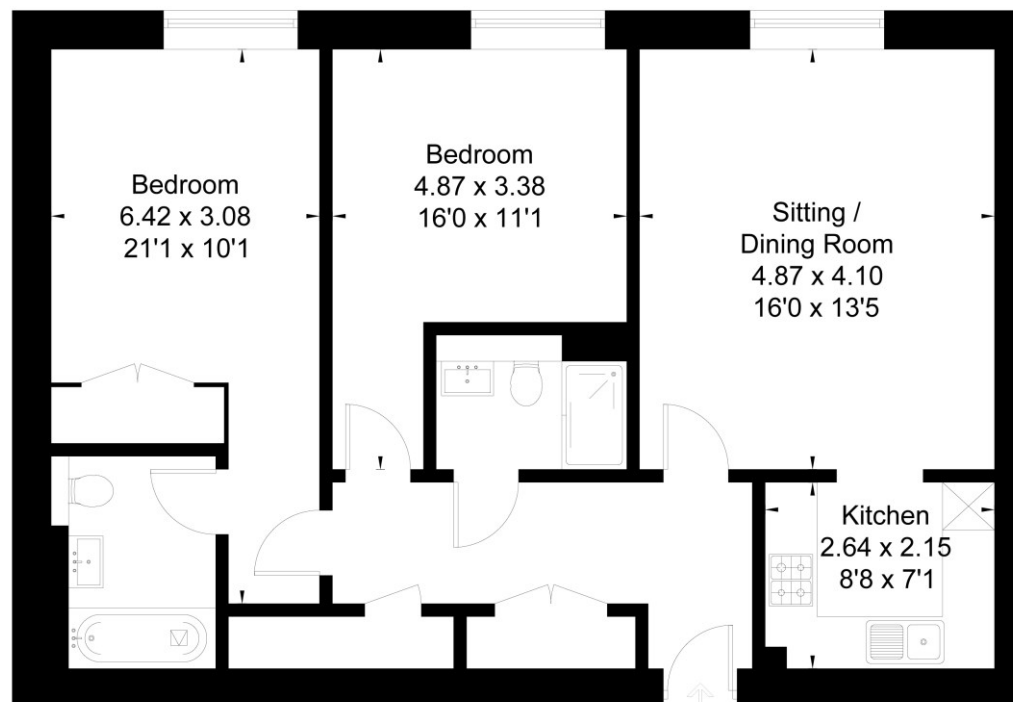
**Fixtures & Fittings:** Only such items as are mentioned in these particulars are included in the sale. Others may be available under separate negotiation with the vendors.

**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:** Share of Freehold



First Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #99962

Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

MIDHURST

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PROPERTY EXPERTS SINCE 1910