

# Flat 2, Sussex House, Midhurst

TO LET



Flat 2 Sussex House is a large first and second floor three bedroom apartment of over 1,300 square feet, situated in a lovely location in Midhurst old town, a short walk from the shops.

Approached via a rear courtyard, the property has been refurbished to include a new kitchen, bathroom and cloakroom, along with new carpets and redecoration throughout.

Downstairs the hallway leads through to the kitchen with built-in oven, hob and dishwasher, the bathroom and an additional WC. The bright and spacious lounge with ornamental fireplace and one bedroom are also on this level. Upstairs are two further bedrooms, nestled in the eaves.

The property is very light throughout, with plenty of built-in storage space.

EPC rating: D

Council tax rating: B

Heating: gas

Cowdray Estate Office, Cowdray Park, Midhurst, West Sussex, GU29 0AQ

E: [property@cowdray.co.uk](mailto:property@cowdray.co.uk)

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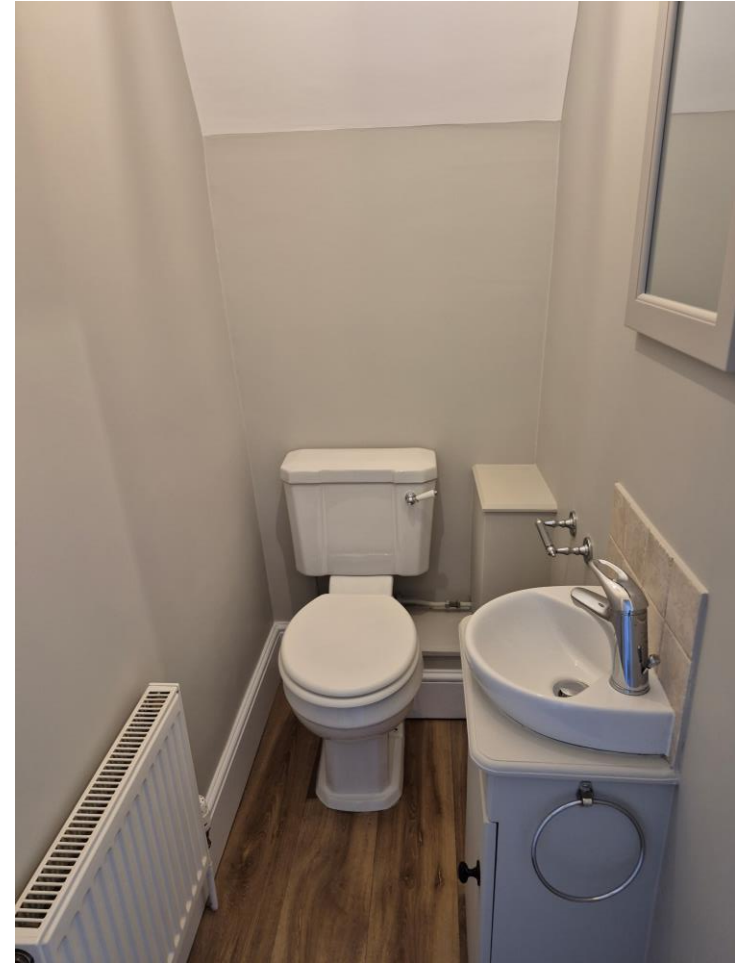
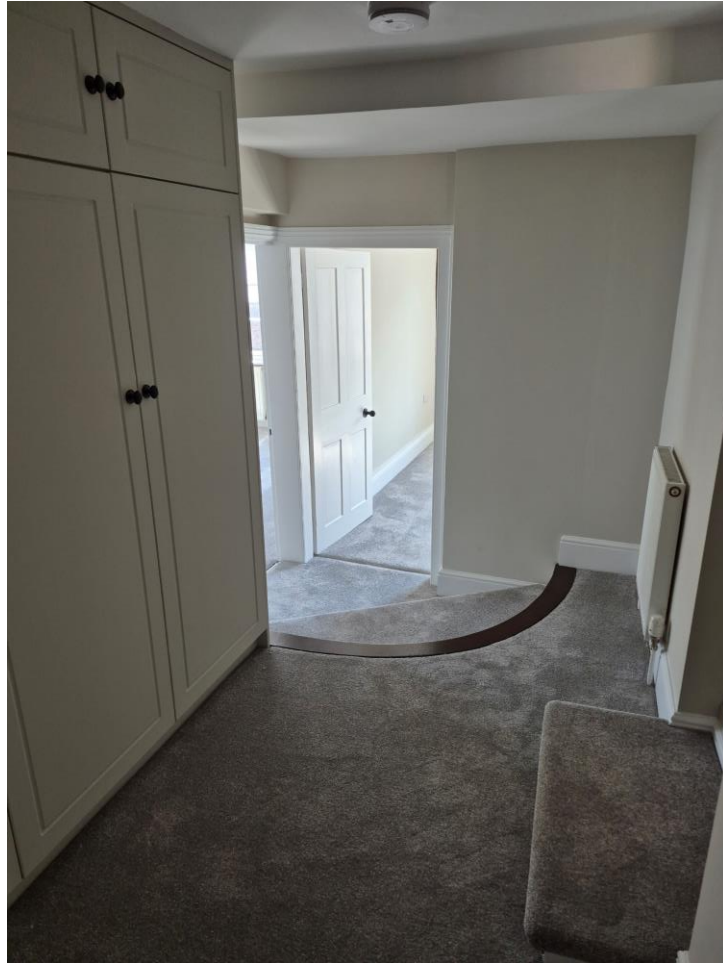
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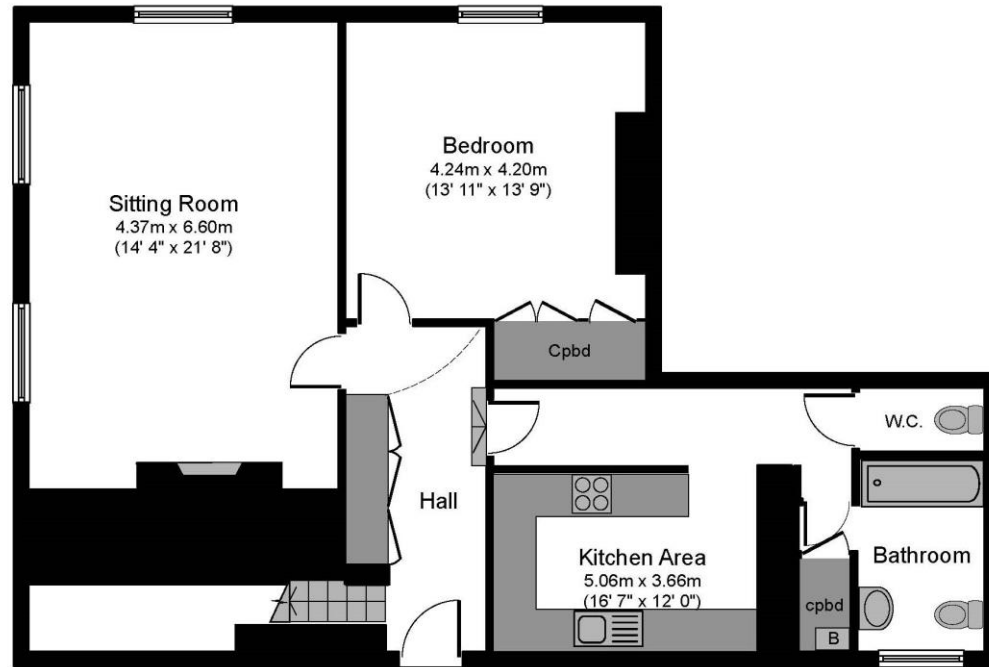
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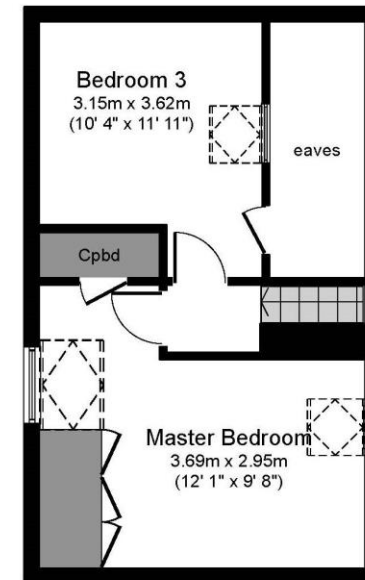
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First Floor



Second Floor



Total floor area 125.0 sq. m. (1,345 sq. ft.) approx  
First Floor 95.0 sq. m. (1,023 sq. ft.) approx  
Second Floor 30.0 sq. m. (323 sq. ft.) approx

Floor plans are for identification purposes only.  
All measurements are approximate.

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Security Deposit – equivalent to five weeks' rent held in accordance with the Tenancy Deposit Scheme.

A holding deposit equivalent to one week's rent is taken to secure the property. This will be withheld if any relevant persons (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/or Deed of Guarantee) within 15 days (or other Deadline for Agreement as mutually agreed in writing). The holding deposit will be offset against the Security Deposit once the tenancy agreement is successfully entered into. If the Estate does not proceed with your application, the holding deposit will be returned to you within 7 days.

Rent is paid monthly in advance by standing order

Lease Terms – Assured Shorthold Tenancy with a fixed term of 6 months

