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**Asking Price £550,000 Leasehold**

**2 Bedroom, Apartment - Retirement**

17, Dundee House Bepton Road, Midhurst, West Sussex, GU29 9LZ



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Retirement Property Specialists



# Dundee House

Dundee House a development of 16 1 and 2 bedroom retirement apartments. Ideally positioned in Midhurst, West Sussex.

Dundee House's Manager is on hand to support the Owners and keep the development in perfect shape.

A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use the Guest Suites at all Churchill Living developments across the country. Prices are available from the House Manager.

Dundee House has been designed with safety and security at the forefront, the apartment has an emergency Careline system installed, monitored by the onsite Lodge Manager during the day and 24 hours, 365 days a year by the Careline team. A Careline integrated intruder alarm, secure video entry system and sophisticated fire and smoke detection systems throughout both the apartment and communal areas provide unrivalled peace of mind.

Dundee House is managed by the award-winning Churchill Estates Management, working closely with Churchill Living and Churchill Sales & Lettings to maintain the highest standards of maintenance and service for every lodge and owner.

Dundee House requires at least one apartment occupant to be over the age of 60 with any second occupant over the age of 55.



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# Property Overview

## **\*\*TWO BEDROOM TOP FLOOR RETIREMENT APARTMENT IN MIDHURST\*\***

Situated in the fantastic development of Dundee House is this delightful two bedroom apartment. The property provides spacious accommodation and is presented in good order throughout.

The Living Room offers ample space for living and dining room furniture and benefits from a feature electric fire with attractive surround as well as two large windows that provide lots of natural light.

The Kitchen is open plan with the Living Room and offers a range of modern eye and base level units with working surfaces over and wood effect splashbacks. There is a built in waist height oven, induction hob, washer/dryer, fridge and freezer.

Bedroom One is a generous double room. There are and two large windows keeping this lovely room bright and light. An En-Suite offers shower with a tiled shower seat, a WC, wash hand basin with a mirrored cabinet above and a heated towel rail.

Bedroom Two is another good-sized double with ample built-in wardrobes. This room could also be used as a separate Living Room, Study or Hobby Room. A window provides light and ventilation.

The Bathroom offers a bath tub with handheld shower, a WC, wash hand basin with a mirrored cabinet above and a heated towel rail.

Perfectly complimenting this wonderful apartment is a useful storage cupboard located in the hallway.

This apartment simply must be viewed!





# Features

- Two bedroom second floor apartment
- Apartment heating included in the Service Charge
- Fully fitted kitchen with integrated appliances
- House Manager available 5 days a week
- Owners' lounge & kitchen
- 24 hours Careline system for safety and security
- Owners' private car park
- Lift to all floors
- A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use the Guest Suites at all Churchill Living developments across the country



# Key Information

Service Charge (Year Ending 31st December 2025):  
£6,503.39 per annum.

Ground Rent: £600 per annum. To be reviewed in January 2031.

Council Tax: Band C

999 year Lease commencing January 2021

Please check regarding Pets with Churchill Estates Management. Any consents given in relation to pets are subject to the terms of the lease and any further rules and regulations made by Churchill Estates Management.

Service charges include: Careline system, buildings insurance, water and sewerage rates, air source heating for apartment and communal areas, communal cleaning, utilities and maintenance, lift maintenance & House Manager.

A 1% contribution of the final selling price to the contingency fund is payable by the Seller upon completion of the sale of the property.

EPC Rating: B

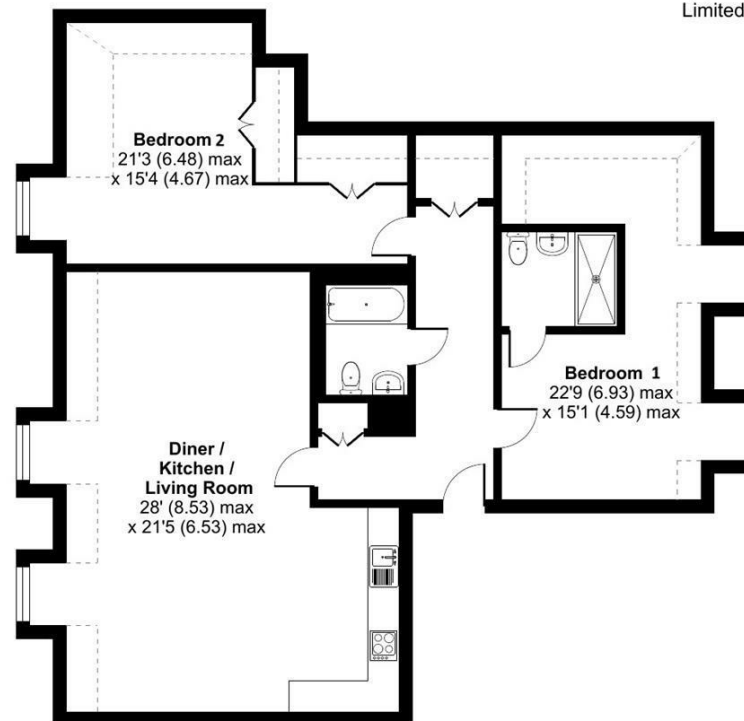
 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Churchill Sales & Lettings Limited. REF: 1328018

DESCRIPTION Measurements are approximate and some may be maximum on irregular walls.

CONSENTS We have not had sight of any relevant building regulations, guarantees or planning consents. All relevant documentation pertaining to this property should be checked with your legal advisor before exchanging contracts.

Property Particulars Disclaimer: These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Consumer Protection from Unfair Trading Regulations, 2008. Nor do they constitute a contract, part of a contract or a warranty.

Approximate Area = 1203 sq ft / 111.7 sq m  
Limited Use Area(s) = 164 sq ft / 15.2 sq m  
Total = 1367 sq ft / 126.9 sq m  
For identification only - Not to scale







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