



**Dunlin House, Midhurst Road,  
Liphook Hampshire GU30 7DY**

CLARKE  GAMMON  
1919

**FLAT 1 DUNLIN HOUSE, 64 MIDHURST ROAD  
LIPHOOK GU30 7DY**

## **Share of freehold**

Own Private Front Door

Two Bedrooms

Ground Floor Flat With  
Garden Access

Lounge/ Dining Room

Allocated Parking

Town Centre Location

Private Patio

Share of Freehold



**A two bedroom ground floor  
garden apartment, situated  
within Liphook centre and close  
to the train station.**

### **THE PROPERTY**

The property is accessed via its own private entrance and provides a very good size living/dining room, which enjoys a southerly aspect and French doors to a private sun terrace.

There is a kitchen with plenty of wall and floor cupboards. The family bathroom has been recently re-fitted, with an electric shower and modern tiles. Both of the bedrooms are good sizes.



## THE GROUNDS

The outside areas are a true asset to this property. A patio area adjoins the property and is accessed through French doors. Here you will find plenty of space for a couple of chairs and a table, as well as flower beds to either side. There is a parking space as well as visitors' spaces.

## SITUATION

The property occupies a most convenient position, ideal for all amenities, whilst also being just a few minutes walk of Liphook main line station. Liphook facilities include a large Sainsbury's Supermarket, Co Op with post office, doctor's surgeries as well as a bakery, a choice of coffee houses, cinema and a wide range of independent and well know retail outlets.

Liphook Station - 3 minutes walk

Sainsburys store - 3 minutes walk

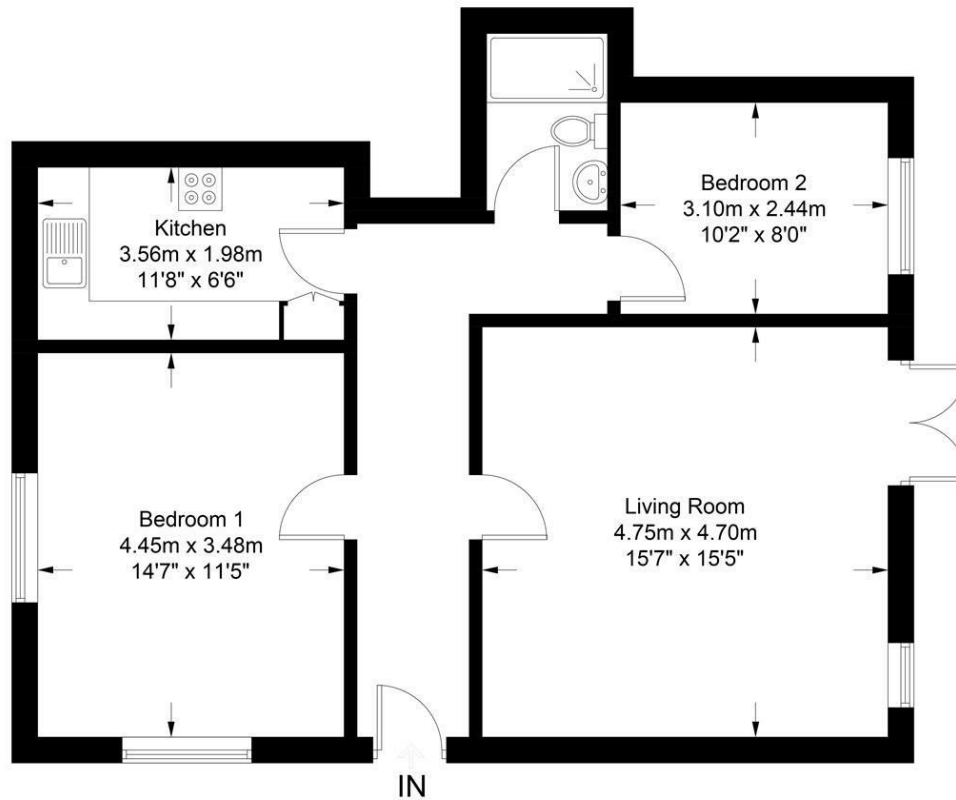
A3 Junction - 2 miles

Guildford - 18 miles

Haslemere - 4 miles

London Waterloo - just over 1 hour by train

Approximate Gross Internal Area = 68.4 sq m / 736 sq ft



### Ground Floor

These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale. (ID1200695)  
Produced for Clarke Gammon

#### LOCAL AUTHORITY

EHDC

#### COUNCIL TAX

Band C

#### SERVICES

Mains water, electricity, mains drainage

26th May 2026

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>76</b>
(55-68) <b>D</b>	<b>57</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

#### CG LIPHOOK OFFICE

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#### DIRECTIONS

From our offices on Midhurst Road head east towards Sainsburys. Turn right, continuing along Midhurst Road. Turn right at the next junction, where you will find the property on the right hand side. (Visitors parking can be found at the rear of the building).

#### AGENT'S NOTE

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

GUILDFORD OFFICE  
T: 01483 880 900

HASLEMERE OFFICE  
T: 01428 664 800

LIPHOOK OFFICE  
T: 01428 728 900

MAYFAIR OFFICE  
T: 0870 112 7099

AUCTION ROOMS  
T: 01483 223101

