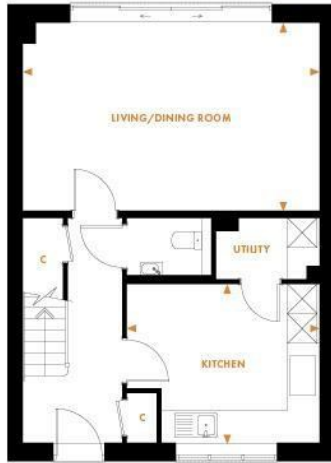




SW

Stiles Williams

PLOT 11, OAKLEY GREEN, LAVANT, CHICHESTER, WEST SUSSEX, PO18 0DB



#### GROUND FLOOR

KITCHEN	12'9" x 10'6"	3885mm x 3200mm
LIVING/ DINING ROOM	19'8" x 12'5"	5980mm x 3792mm

#### FIRST FLOOR

BEDROOM 2	17'8" x 10'	5380mm x 3050mm
BEDROOM 3	12'4" x 9'6"	3755mm x 2900mm

#### SECOND FLOOR

BEDROOM 1	14'5" x 13'4"	4385mm x 4056mm
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Floor plans and dimensions are taken from architects drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 50mm. Maximum dimensions are usually stated and there may be projections into Rise. ——— Denotes sloping ceiling.

**CHICHESTER OFFICE**

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# £585,000 Freehold

PLOT 11, OAKLEY GREEN,  
LAVANT CHICHESTER,  
WEST SUSSEX, PO18 0DB

- Enviably Village Location
- Show Homes Open
- Bespoke Kitchen with Smeg Appliances
- Underfloor Heating to Ground Floor
- 3 Bedrooms
- Fully Tiled Bathrooms & En-suites
- Superior Specification Throughout
- BT Fibre - Optic Available
- Car Barn - Off Road Parking
- Stamp Duty Incentive\* Worth £16,750

## EPC RATING

Current =  
Potential =

## COUNCIL TAX BAND

Band = New Build

Oakley Green is an enviable development of traditionally built and highly-specified houses , as well as a selection of apartments. Enviably positioned within the South Downs National Park , Oakley Green benefits from easy access to the great outdoors for beautiful walks and cycle trails. The charming cathedral city of Chichester is just four miles away and offers a wealth of options for dining out, shopping and entertainment. Oakley Green really will offer you the best of country life and city living.

This mid-terrace three bedroom home, set over three floors, offers a spacious living / dining room at its rear, with access, through sliding doors, to the turfed rear garden. The ground floor also features a fully fitted kitchen and a separate utility space. There is underfloor heating to the ground floor and radiators to the remaining floors. Flooring is a combination of porcelain floor tiles and carpet.

The stylish kitchen is fitted with a bespoke range of handleless floor and wall cupboards incorporating soft-close drawers and featured lighting. Fitted appliances by Smeg, include a ceramic hob, pyrolytic single oven, microwave, fridge/freezer and dishwasher. The stainless steel undermounted sink is complemented by a chrome Quooker Pro 3 Fusion hot water tap - premium material, fittings and appliances are selected to ensure a perfect balance of comfort and sophistication throughout the home. The utility room is fitted with a free standing Smeg washing machine and stacked tumble dryer.

The two upper floors benefit from three bedrooms, all with an en-suite and two with fitted wardrobes. The en-suites have gloss white Roca sanitaryware and are fully tiled with porcelain tiles by Minoli.

A Daikin air source heat pump operates the heating and hot water. The Emerson has a landscaped front garden and the rear garden has a paved area for entertaining and finished with turf. This house has a car port and off road parking and all homes benefit from a Premier Guarantee 10 year new build warranty.

Based in Buckinghamshire, award winning housebuilder Oakford Homes are renowned for their excellent specification, attention to detail, build quality and design. They build highly desirable and bespoke homes which have been designed to be functional and meet the demands of today's modern lifestyles. Oakford Homes work hard to make sustainable living one of the most important factors when building new homes, so not only do you get a stunning home in a sought-after location but it will also be designed to be environmentally positive.

The estimated Estate Management Service Charge is £499.95 per annum.

## New Homes Disclaimer

As the seller's agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property or issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions. BT Fibre - Optic Available (subject to subscription and installation by homeowner).

## Directions

Proceed North from Chichester city centre on the A286 Broyle Road towards Midhurst for 2.5 miles. Continue to drive through Lavant village, past The Earl of March for approximately 0.5 miles and Oakley Green can be found on the right hand side.

Sales & Lettings offices in Arundel, Bognor Regis, Chichester & Walberton

