

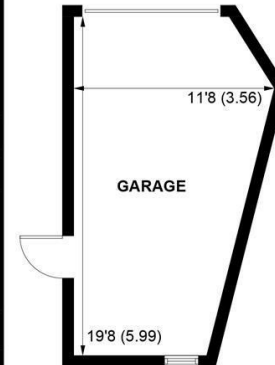
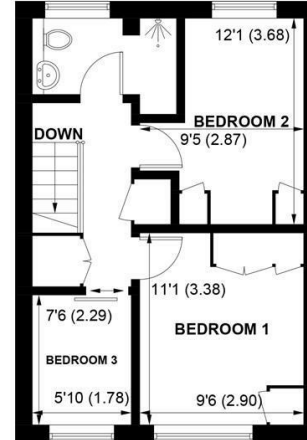
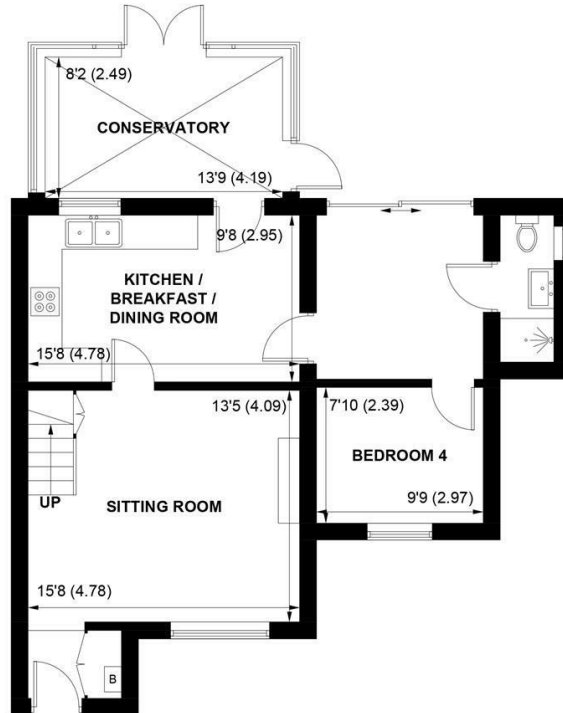
SW

Sims Williams



81, SPRINGFIELD CLOSE, LAVANT, WEST SUSSEX, PO18 0AZ





(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)

APPROXIMATE GROSS INTERNAL AREA = 1129 SQ FT / 104.9 SQ M
GARAGE = 193 SQ FT / 17.9 SQ M
TOTAL = 1322 SQ FT / 122.8 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2024 ©
Produced for Sims Williams

£389,950 Freehold

81, SPRINGFIELD CLOSE,
LAVANT,
WEST SUSSEX, PO18 0AZ

- Extended Semi Detached House
- Cul De Sac Location
- Sitting Room
- Fitted Kitchen/Dining Room
- Reception With Shower Room
- Study & Conservatory
- 3 Bedrooms & Bathroom
- Garage & Gardens
- No Forward Chain

EPC RATING

Current = C

Potential = B

COUNCIL TAX BAND

Band = C

A deceptively spacious 3 bedroom semi detached house at the end of a cul de sac in the popular village of Lavant just 2 miles to the north of Chichester.

The property has an entrance lobby with a door leading into the sitting room. There are stairs to the first floor and a door into the kitchen/dining room.

The kitchen/dining room is well fitted with ample counter tops with base units and wall cupboards. There is a gas hob with electric double oven below and extractor over.

There is a door into a further reception room with shower room en suite and a door into a large conservatory. Further study/bedroom.

On the first floor there are 3 bedrooms and a bathroom.

Outside there is a detached single garage with up and over door plus a personal door which leads from the rear garden. The rear garden is well stocked with mature shrubs and plants all enclosed within a fenced boundary.

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.

Directions

From the Festival Theatre proceed north on Broyle Road continuing on to Lavant Road. At the mini roundabout take the first exit following Lavant Road then onto Midhurst Road. Turn right onto St Nicholas Road and follow the road, taking the next right into Springfield Close. Bear around to the left and the house is at the end on the left hand side.



