

SW

Sims Williams



78, ST. NICHOLAS ROAD, LAVANT, CHICHESTER, WEST SUSSEX, PO18 0BT





APPROXIMATE GROSS INTERNAL AREA = 1131 SQ FT / 105.1 SQ M
GARAGE = 200 SQ FT / 18.6 SQ M
TOTAL = 1331 SQ FT / 123.7 SQ M
NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2024 ©
Produced for Sims Williams

£430,000 Freehold

78, ST. NICHOLAS ROAD,
LAVANT, CHICHESTER,
WEST SUSSEX, PO18 0BT

- Extended Semi Detached House
- Porch, Hallway & Cloakroom
- Sitting Room
- Conservatory
- Fitted Kitchen
- Dining Room & Utility
- 3 Bedrooms & 2 Bath/Shower
- Southerly Facing Gardens
- Off Road Parking

EPC RATING

Current = C
Potential = B

COUNCIL TAX BAND

Band = D

A thoughtfully extended and beautifully presented 3 bedroom semi detached house in the popular village of Lavant.

The entrance porch, which was added by the owners, leads into the hallway which has a cloakroom and stairs to the first floor.

The sitting room has an open fireplace with cast iron log burning stove on a raised hearth. The double aspect room has double doors leading down into a superb conservatory with further doors into the rear garden.

The fitted kitchen has a good range of counter tops with a gas hob and extractor hood over a double gas oven below. Space and plumbing for dishwasher. Door to dining room with double doors to garden and a door to a utility room with space and plumbing for a washing machine.

On the first floor the main bedroom has a shower room en suite and a good range of wardrobe cupboards. There are 2 further double bedrooms and an immaculate bathroom suite.

Outside the southerly facing rear garden is laid to lawn and there is a large garden shed with power and light. 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. St Nicholas Road will be on the right hand side as you drive through the village with the house on the right hand side just past the turning into Springfield Close.



