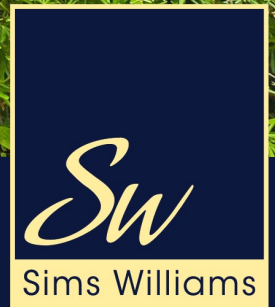




WEST LAVANT COTTAGES | LAVANT | PO18 9AH



- Semi-Detached Period Cottage
- Unrivalled Downland Views
- Tranquil Rural Location
- Entrance Hall & Cloakroom
- Charming Kitchen/Breakfast Room
- Large Sitting Room
- Two Bedrooms Bathroom & Attic Room
- Garage & Parking
- Generous Wraparound Gardens

A charming semi-detached cottage nestling in a discreet rural location, located in the highly sought after village of West Lavant and situated within the South Downs National Park. West Lavant is an unspoilt gem of a location, being "off the beaten track", yet within a relatively short drive of Chichester itself. Boasting numerous places of interest nearby, including an equestrian centre, the world famous Goodwood racecourse and the motor racing circuit.

The entrance hall opens onto the double aspect sitting room with feature fireplace and log burner. The kitchen/breakfast room, which is deceptively spacious is fitted with a good range of units with solid wood work surfaces and space for appliances. There is ample room for table and chairs. A downstairs cloakroom completes the ground floor accommodation.

To the first floor there are 2 double bedrooms and shower room. A further steep staircase leads to a useful attic room with generous eaves storage.

The delightful wraparound gardens are mainly to lawn with trees, plants and shrubs and hedging offering privacy. There is a seating area to the front, which is southerly in aspect, providing a perfect secluded sun trap. The rear garden affords stunning views across the South Downs.

The property is approached via a shared driveway, which in turn leads to 3 garages, one of which belongs to the property. The garage has been sub-divided to create a small studio/hobbies room.

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.









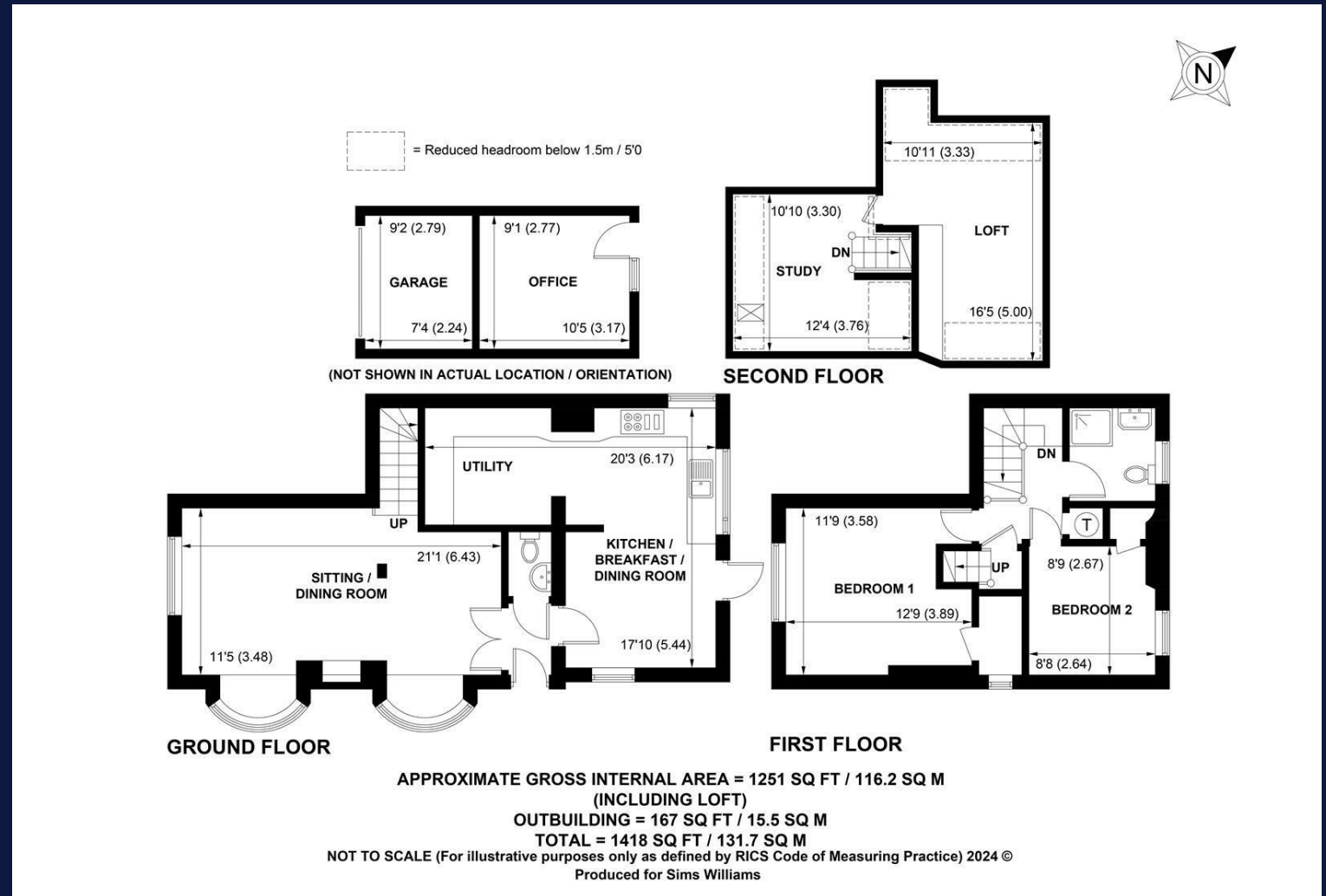




EPC Band - Current - G Potential - D

Council Tax Band D

From Chichester, proceed north on the A286 Midhurst Road. Continue into the village of Lavant, passing the Earl of March public house on the right. Proceed over the small bridge and at the sharp right hand bend, bear left, passing the primary school on the left hand side. At the first crossroads turn left into Two Barns Lane and follow the road, passing Lavant Equestrian Centre on your left. Carry on a little further and the drive for number 84 will be on your right hand side.



Viewing strictly by arrangement via the vendor's Sole Agent Sims Williams.

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.

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.