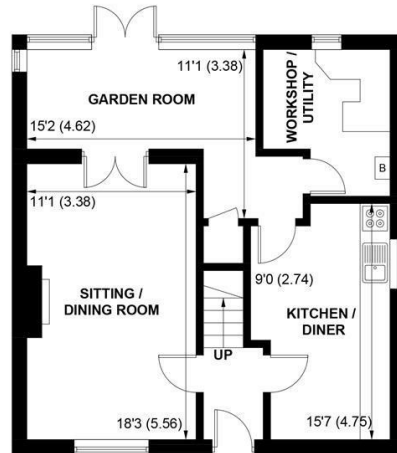


The logo consists of the letters 'SW' in a stylized, cursive, gold font, set against a dark blue square background.

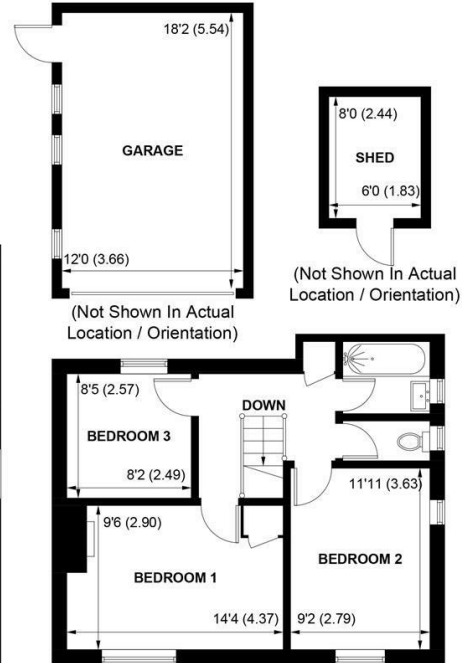
Sims Williams



18 NORTHSIDE, LAVANT, WEST SUSSEX, PO18 0BX



GROUND FLOOR



FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 1074 SQ FT / 99.8 SQ M

GARAGE & SHED = 267 SQ FT / 24.8 SQ M

TOTAL = 1341 SQ FT / 124.6 SQ M

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

Produced for Sims Williams

# £350,000 Freehold

18, NORTHSIDE,  
LAVANT,  
WEST SUSSEX, PO18 0BX

- No Onward Chain
- Semi-Detached House
- 3 Bedrooms
- Sitting/Dining Room
- Kitchen/Breakfast Room
- Conservatory
- Bathroom & Separate WC
- South Facing Rear Garden
- Garage & Workshop

## EPC RATING

Current = D  
Potential = B

## COUNCIL TAX BAND

Band = C

Offered for sale with no onward chain, this 3 bedroom semi-detached property is located in the extremely sought-after village of Lavant, lying just to the north of Chichester.

The property would benefit from a degree of updating and the well-appointed accommodation comprises entrance with stairs to first floor and door to sitting/dining room.

The kitchen/breakfast room is fitted with a range of units, with space and plumbing for appliances. There is a garden room/conservatory which opens onto the south facing rear garden and a useful workshop/utility.

To the first floor there are 3 bedrooms, 2 doubles and a single. The bathroom comprises bath and wash basin. There is a separate WC.

Outside the front is mainly to lawn, with pretty border planting either side of the front door. The southerly rear garden is part-lawn, part patio, with timber storage shed and access to the garage, with power and lighting.

## 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. Pass the right turning into St Nicholas Road and take the following right turning into Northside, where the property will be found on the right hand side.



