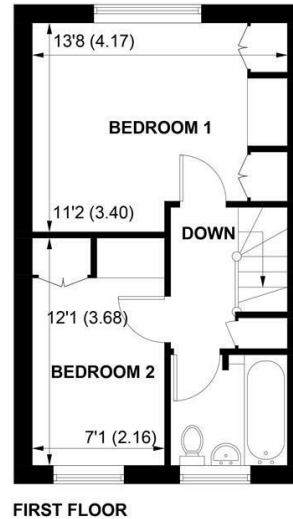
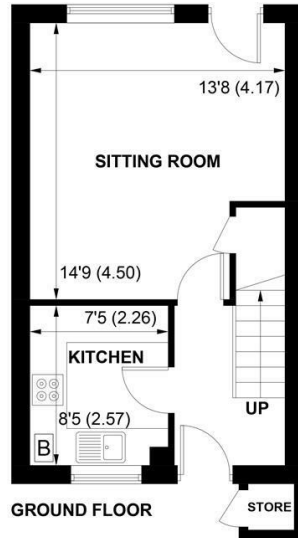


The logo for Sims Williams, featuring the letters 'SW' in a stylized, cursive font.

Sims Williams



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



APPROXIMATE GROSS INTERNAL AREA = 654 SQ FT / 60.8 SQ M  
(INCLUDING EXTERNAL STORE)

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

**CHICHESTER OFFICE**

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# £299,950 Freehold

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

- Semi Detached House
- Hallway
- Kitchen
- Sitting/dining room
- 2 Double Bedrooms
- Bathroom
- Off Road Parking
- Large Garden
- No Forward Chain

## EPC RATING

Current = C  
Potential = B

## COUNCIL TAX BAND

Band = C

This well maintained semi detached house is approached by a footpath to the front door and into the hallway.

The kitchen is just off the hallway and has a range of counter tops with cupboards and drawers under. Wall cupboards and wall mounted gas fired boiler for central heating and hot water. Space and plumbing for washing machine. Space for a cooker and larder style 'fridge/freezer.

The sitting/dining room is a good size with a storage cupboard and door to the rear garden.

On the first floor there are 2 double bedrooms and a bathroom with white suite of paneled bath, wash basin and WC.

Outside there are good sized rear gardens which are laid to lawn and enclosed within a fenced boundary. Side access to the front garden and driveway.

## 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 towards the end on the left hand side.



