

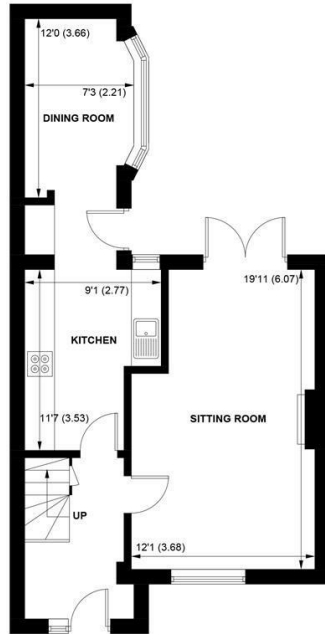
SW

Sims Williams



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





GROUND FLOOR



FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 944 SQ FT / 88.0 SQ M

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

£365,000 Freehold

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

- Older Style Mid Terrace Property
- Favoured Village Location
- No Onward Chain
- Double Aspect Sitting Room
- Fitted Kitchen
- Dining Area Overlooking Garden
- 3 Bedrooms
- Family Bathroom
- Attractive Rear Garden

EPC RATING

Current = D
Potential = C

COUNCIL TAX BAND

Band = C

An extremely well-presented mid-terrace older style property in the highly regarded village of Lavant, lying just to the north of Chichester. A little over 2 miles away is the Goodwood Estate, famous for its event days such as the world-renowned Festival of Speed and Goodwood Revival.

The light and spacious accommodation briefly comprises entrance hall with stairs to first floor and door to the double aspect sitting room.

The kitchen/dining room is fitted with a good range of units, with appliances and the dining area has ample space for table and chairs with attractive bay window overlooking the garden.

To the first floor there are 3 bedrooms, 2 doubles and a single and bathroom with white suite consisting of bath with shower over, wash basin and WC.

Outside the front is mainly to lawn, with neat border and path to the front door. The pretty rear garden has areas of lawn, patio and shaped borders with established plants and shrubs.

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 left hand side.



