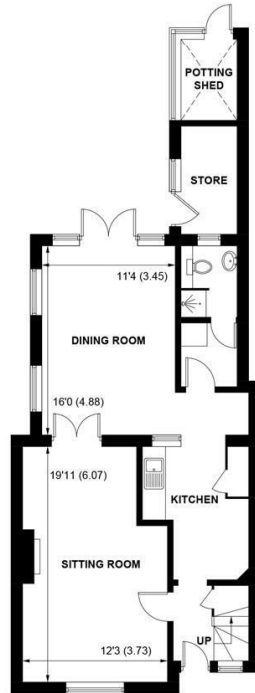




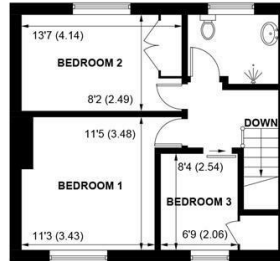
SW
Sims Williams

15, ST. NICHOLAS ROAD, LAVANT, WEST SUSSEX, PO18 0BU

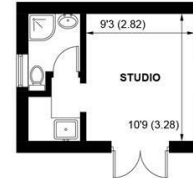




GROUND FLOOR



FIRST FLOOR



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)

APPROXIMATE GROSS INTERNAL AREA = 1099 SQ FT / 102.1 SQ M

OUTBUILDING = 237 SQ FT / 22.0 SQ M

TOTAL = 1336 SQ FT / 124.1 SQ M

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

Produced for Sims Williams

£357,000 Freehold

15, ST. NICHOLAS ROAD,
LAVANT,
WEST SUSSEX, PO18 0BU

- Middle Terrace House
- Entrance Hall
- Kitchen & Utility
- Shower Room
- 2 Large Reception Room
- 3 Bedrooms & Wet Room
- Large Rear Gardens
- Studio & Storage
- Must be viewed.

EPC RATING

Current = E

Potential = C

COUNCIL TAX BAND

Band = C

This 3 bedroom house in an elevated position on St Nicholas Road offers flexible accommodation.

The entrance hall has stairs to the first floor and leads into both the kitchen and formal sitting room at the front of the house.

The kitchen has a range of counter tops with cupboards and drawers under, wall cupboards, space for 'slot in' electric cooker, doorway to utility area with door to shower room with cubicle, wash basin and WC.

The dining room is a generously sized extension which could lend itself to become a kitchen/dining area with doors into the sitting room and out into the rear garden.

On the first floor there are 3 bedrooms and a wet room with shower, wash basin and WC.

Outside the rear gardens are mainly laid to lawn with flower and shrub borders. There is a fantastic studio which can be used for a variety of uses and is currently arranged with a shower room and kitchenette plus studio 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.

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 and the house can be found on the left hand side.



