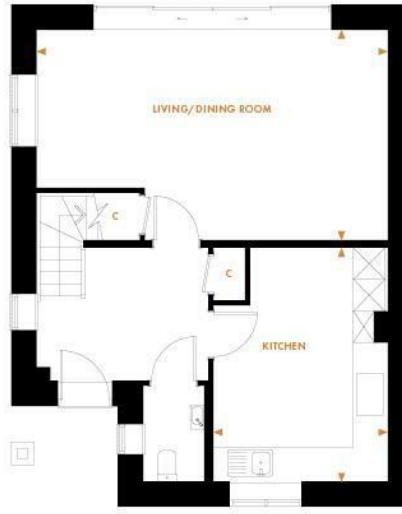




Sims Williams



1 EASTMEAD, LAVANT, CHICHESTER, WEST SUSSEX, PO18 0TE



#### GROUND FLOOR

KITCHEN	14'7" x 11'11"	4437mm x 3312mm
LIVING/DINING ROOM	21'11" x 13'11"	6665mm x 3995mm

#### FIRST FLOOR

BEDROOM 1	13'3" x 9'6"	4040mm x 2883mm
BEDROOM 2	11'9" x 9'10"	3568mm x 3000mm
BEDROOM 3	9'10" x 9'10"	3002mm x 3000mm

Floor plans and dimensions are taken from architects drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 50mm. Maximum dimensions are usually stated and there may be projections into these.

**CHICHESTER OFFICE**

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# £550,000 Freehold

1, EASTMEAD,  
LAVANT CHICHESTER,  
WEST SUSSEX, PO18 0TE

- Detached House
- SDLT £17,500 Incentive
- Sought After Location
- Bespoke Kitchen with Smeg Appliances
- 3 Bedrooms
- Underfloor Heating to Ground Floor
- Fully Tiled Bathrooms & En-Suites
- BT Fibre - Optic Available
- Off Road Parking
- 10 Year Premium Guarantee

## EPC RATING

Current =  
Potential =

## COUNCIL TAX BAND

Band = C

Oakley Green is an enviable development of traditionally built and highly-specified houses. Enviously positioned within the South Downs National Park, Oakley Green benefits from easy access to the great outdoors for beautiful walks and cycle trails. The charming cathedral city of Chichester is just four miles away and offers a wealth of options for dining out, shopping and entertainment. Oakley Green really will offer you the best of country life and city living.

The Morgan is an attractive 3 bedroom detached house with 2 parking spaces. It boasts a spacious living/dining room at its rear, with direct access, through sliding doors, to the rear garden. There is underfloor heating to the ground floor and radiators to the remaining floors. Flooring is a combination of porcelain floor tiles and carpet. Included with the sale of this property will be all of the curtains, voiles, blinds, pendant light fittings as well as the wall art and mirrors.

The stylish kitchen is fitted with a bespoke range of handleless floor and wall cupboards incorporating soft-close drawers and featured lighting. Fitted appliances by Smeg, include a ceramic hob, pyrolytic single oven, microwave, fridge/freezer and dishwasher. The stainless steel undermounted sink is complemented by a chrome Quooker Pro 3 Fusion hot water tap - premium material, fittings and appliances are selected to ensure a perfect balance of comfort and sophistication throughout the home.

Upstairs, there are three double bedrooms, two with fitted wardrobes. Bedroom one is complete with an en-suite. The upstairs is finished with a family bathroom and utility cupboard complete with a free standing Smeg washing machine and tumble dryer. The bathrooms are fully tiled with porcelain tiles by Minoli and gloss white Roca sanitaryware.

A Daikin air source heat pump operates the heating and hot water. The rear garden is finished with turf and has a paved patio area for entertaining and the front gardens of The Morgan will be landscaped. The Morgan has 2 off road parking spaces. All homes benefit from a Premier Guarantee 10 year new build warranty.

Based in Buckinghamshire, award winning housebuilder Oakford Homes are renowned for their excellent specification, attention to detail, build quality and design. They build highly desirable and bespoke homes which have been designed to be functional and meet the demands of today's modern lifestyles. Oakford Homes work hard to make sustainable living one of the most important factors when building new homes, so not only do you get a stunning home in a sought-after location but it will also be designed to be environmentally positive.

The estimated Estate Management Service Charge is £499.95 per annum.

### New Homes 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. BT Fibre - Optic Available (subject to subscription and installation by homeowner).

### Directions

Proceed North from Chichester city centre on the A286 Broyle Road towards Midhurst for 2.5 miles. Continue to drive through Lavant village, past The Earl of March for approximately 0.5 miles and Oakley Green can be found on the right hand side.

Sales & Lettings offices in Arundel, Bognor Regis, Chichester & Walberton



