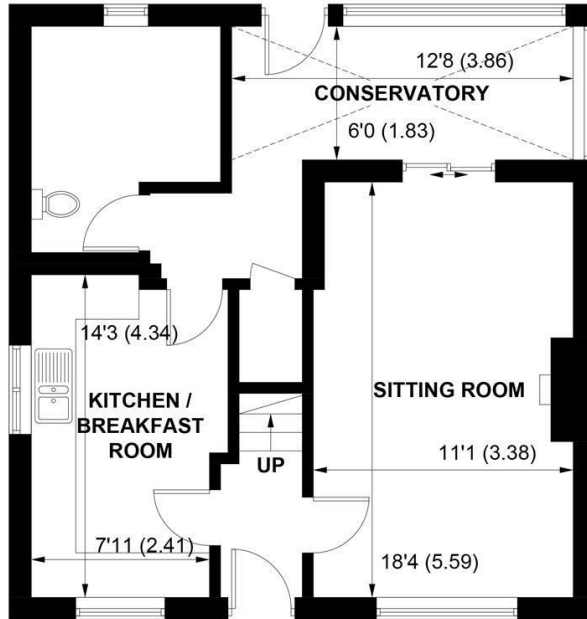




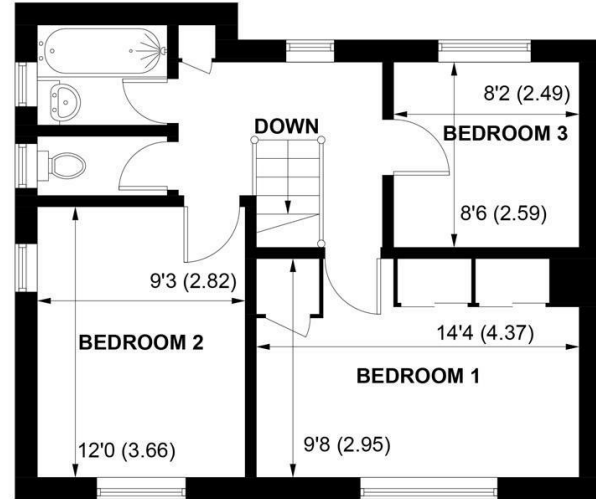
Sims Williams



39 ST NICHOLAS ROAD, LAVANT, WEST SUSSEX, PO18 0BU



**GROUND FLOOR**



**FIRST FLOOR**

**APPROXIMATE GROSS INTERNAL AREA = 1061 SQ FT / 98.6 SQ M**

**NOT TO SCALE** (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2025 ©  
Produced for Sims Williams

**CHICHESTER OFFICE**

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# £340,000 Freehold

39, ST NICHOLAS ROAD,  
LAVANT,  
WEST SUSSEX, PO18 0BU

- Semi-Detached House
- Popular Village Location
- Sitting/Dining Room
- Fitted Kitchen
- Sun Room/Conservatory
- Utility Area
- 3 Bedrooms
- Bathroom
- Front & Rear Gardens

## EPC RATING

Current = D  
Potential = B

## COUNCIL TAX BAND

Band = C

This older style semi-detached property is located within a popular residential area in the highly regarded village of Lavant, lying just north of Chichester.

The accommodation comprises entrance hall with stairs leading to the first floor and door opening onto the sitting/dining room. The kitchen is fitted with a range of units and work surfaces, with space for appliances.

The sun room/conservatory looks onto the rear garden and there is a handy utility area/downstairs cloakroom.

To the first floor there are 3 bedrooms, 2 doubles and a single. The bathroom has a white suite consisting of panelled bath and wash basin with vanity cupboard below. There is a separate WC.

Outside the front garden is mainly to lawn with path leading to the rear. The south-westerly rear garden is split-level, with areas of lawn, patio and established border planting. There is also a handy greenhouse.

## 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.



