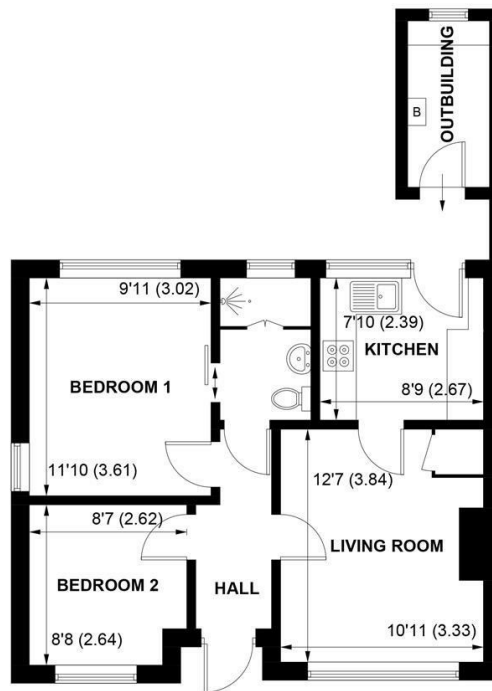




27 ST. NICHOLAS ROAD, LAVANT, CHICHESTER, WEST SUSSEX, PO18 0BU



### GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA = 505 SQ FT / 46.9 SQ M

OUTBUILDING = 40 SQ FT / 3.7 SQ M

TOTAL = 545 SQ FT / 50.6 SQ M

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

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# £315,000 Freehold

27, ST. NICHOLAS ROAD,  
LAVANT CHICHESTER,  
WEST SUSSEX, PO18 0BU

- No Onward Chain
- Semi-Detached Bungalow
- Recently Refurbished
- Sitting Room
- Stylish New Kitchen With Appliances
- Two Bedrooms
- Wet Room
- Front & Rear Gardens
- Popular Village Location

## EPC RATING

Current = C  
Potential = B

## COUNCIL TAX BAND

Band = B

Offered for sale with no onward chain, this recently refurbished semi-detached bungalow enjoys an elevated position within the highly popular village of Lavant, a little over 3 miles north of Chichester.

The property has been extensively renovated and the light and airy accommodation comprises entrance hall with door leading into the sitting room with fireplace.

The kitchen is fitted with a stylish range of Shaker units and work surfaces and appliances including oven, hob with extractor over, washing machine and under counter fridge.

There are 2 bedrooms and a wet room with walk-in shower, wash basin and WC.

Outside the front is mainly to lawn with seasonal border planting. The secluded rear garden is westerly in aspect, part-lawn with decked patio area and an outside storage room/utility area which houses the boiler.

## 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.



