

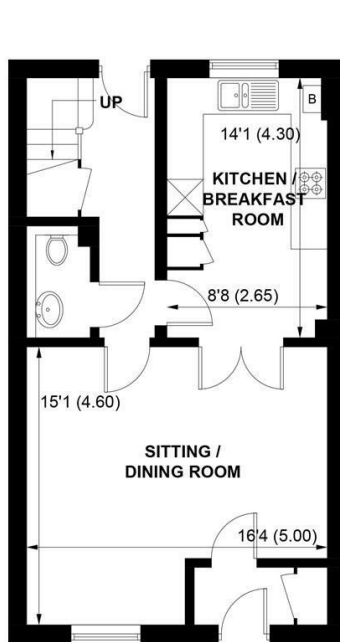


Sims Williams

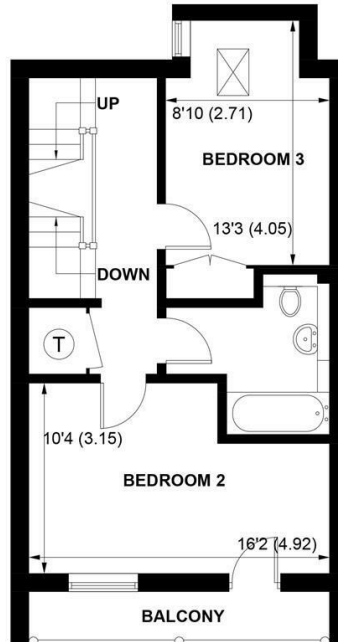


37, LAVANT ROAD, CHICHESTER, WEST SUSSEX, PO19 5RA

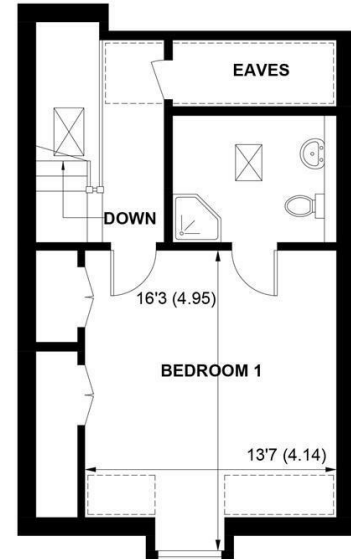




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

**APPROXIMATE GROSS INTERNAL AREA = 1377 SQ FT / 127.9 SQ M
(INCLUDING EAVES)**

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

£575,000 Freehold

37, LAVANT ROAD,
CHICHESTER,
WEST SUSSEX, PO19 5RA

- 3 Storey Townhouse
- Private Development
- Sitting/Dining Room
- Fitted Kitchen With Appliances
- Rear Hallway & Cloakroom
- 2 First Floor Bedrooms & Bathroom
- Second Floor Master Bedroom Suite
- Courtyard Garden
- Private & Visitors Parking

EPC RATING

Current = C
Potential = B

COUNCIL TAX BAND

Band = E

A lovely townhouse in a private development with its own courtyard garden and parking space.

The entrance porch leads into the sitting/dining room which has beautiful oak engineered flooring and windows to the front aspect.

There is a door into the superb fitted kitchen with comprehensive range of counter tops with cupboards and drawers under and wall cupboards over. Range of integrated Neff appliances including gas hob with extractor over, double electric oven and grill, larger style 'fridge/freezer, dishwasher and washing machine.

The rear hallway has a cloakroom with low level WC and wash basin, oak engineered flooring, door to courtyard garden and stairs to first floor.

On the first floor there is a further sitting room/bedroom with balcony overlooking the front gardens. On the same floor there is a family bathroom with panel bath, wash basin and WC. Stairs to second floor.

The master bedroom suite is a lovely room with comprehensive range of fitted wardrobes and large shower room ensuite. Large eaves storage cupboard.

Outside there is a westerly facing courtyard garden at the rear of the house with a gate to a footpath leading out to Hunters Way.

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 Chichester head north along the Broyle Road. After passing the theatre on the right, continue up the hill and you will see Meadowlands Terrace just before Hunters Way.



