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Valley View, School Lane

£595,000

Lodsworth | West Sussex | GU28 9DH



Valley View, School Lane  
Lodsworth, West Sussex, GU28 9DH  
Guide Price £595,000

- Petworth 4 miles
- Midhurst 4 miles
- Haslemere 8 miles
- Chichester 16 miles

## Perfect project, beautiful garden & views, wonderful village

- Three bedrooms
- Sitting room
- Kitchen/Breakfast room
- Utility lobby
- Bathroom
- Oil fired central heating
- Extensive parking and garage
- 0.32 acre plot
- Potential to extend STPP

### DESCRIPTION

A detached three bedroom bungalow set in a small lane with open views across the village and the Rother Valley. The property requires updating but has exciting potential to create an individual family home.

The accommodation includes a sitting room with fireplace a good size kitchen/breakfast room, a utility lobby with an oil fired boiler and further utility space, three bedrooms and bathroom. The garden slopes gently away from the bungalow and has open views.



## LOCATION

Lodsworth is a quintessential Sussex village set in an area of outstanding natural beauty within the South Downs National Park. The village benefits from a thriving, award-winning village shop, a well-regarded pub, The Hollist Arms, and there are many community events and clubs available. Midhurst and Petworth (both approximately 4 miles away) and have a range of local shops and services. More extensive shopping facilities can be found at Haslemere (8 miles), Chichester (just over 16 miles) and Petersfield (14 miles). All distances and journey times are approximate.

## DIRECTIONS

From Haslemere take the A286 to Fernhurst, taking the first left turning into the Lickfold Road. Upon reaching Lickfold (3 miles) turn right and follow this road to Lodsworth. School Lane is the first lane on the right and Valley View is on the left after 250 metres.

**COUNCIL TAX** Chichester BC Tax Band E

**SERVICES** Mains electric and water. Oil fired central heating, private drainage.



# Valley View Lodsworth

Approximate Gross Internal Area = 76.2 sq m / 820 sq ft

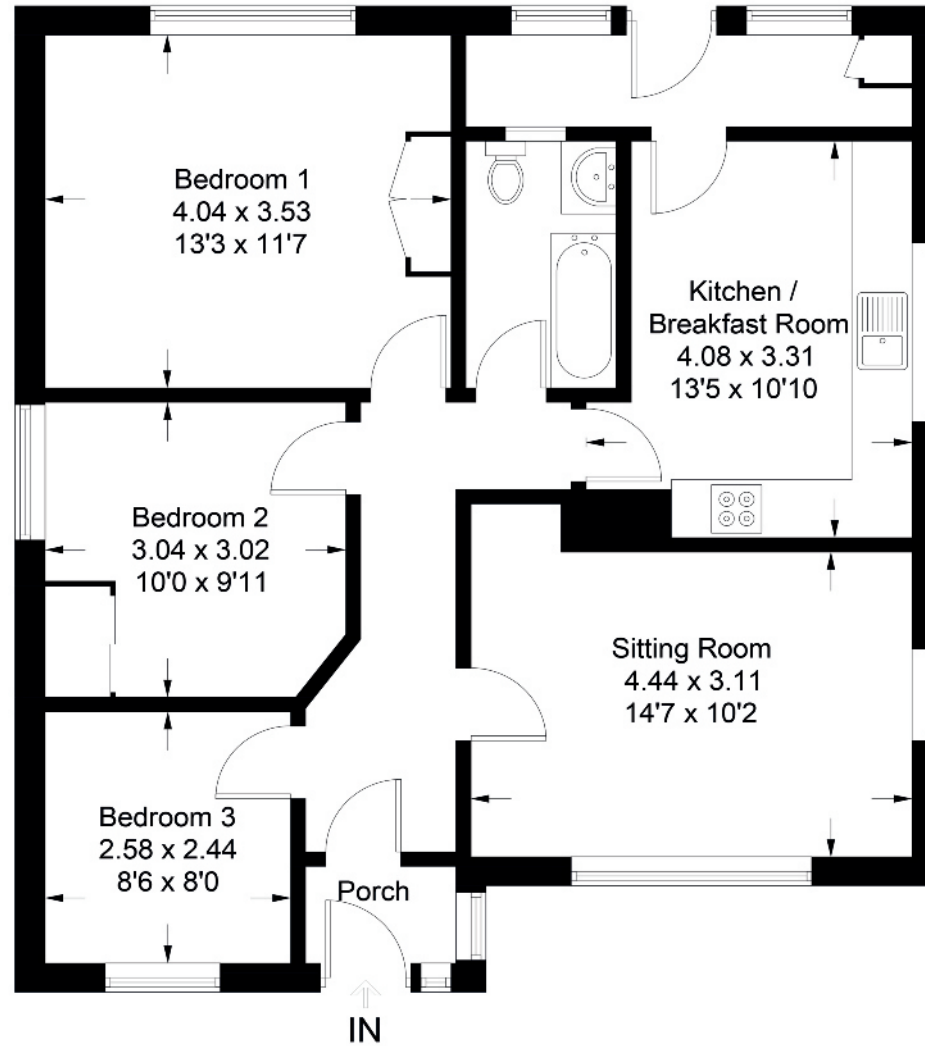


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID969690)

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79   C
55-68	D		
39-54	E	50   E	
21-38	F		
1-20	G		

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