



Puffins, West Lavington, Midhurst, West Sussex, GU29 0EQ

Offers in the Region of £850,000





Puffins, West Lavington

Freehold / EPC - TBC / Council Band - F

- No Onward Chain
- Sought After Location in West Lavington
- Large, West Facing Mature Garden
- Ample Room to Extend (STPP)
- In Need of Updating Throughout

Puffins is a charming two-bedroom bungalow situated in the highly desirable area of West Lavington, just a short stroll from the centre of Midhurst and its wide range of amenities. Set back from the road behind a mature front garden with vibrant planting, the property is accessed via a five-bar gate leading to a private tarmac driveway and single garage. The bungalow occupies a generous plot, with the west-facing rear garden offering an exceptional space for keen gardeners, featuring a variety of well-established beds, borders, and terraces, all enclosed with fencing for privacy. With ample outdoor space, the property offers excellent potential for extension (subject to necessary consents) without compromising the garden.

Internally, Puffins would benefit from modernisation throughout, providing a fantastic opportunity for new owners to update and personalise. The accommodation includes a spacious kitchen/dining room overlooking the garden with direct access outside, and a bright, triple-aspect sitting room with sliding doors opening onto the terrace. There are two double bedrooms, each with built-in storage, a family bathroom, and a separate WC. Additional features include a large, fully boarded loft with a dormer window, offering scope for further development.

Connected to mains gas, drainage, and electricity, this delightful bungalow is offered with vacant possession and is ideal for those looking to create a forever home in a prime location. Early viewing is highly recommended to fully appreciate the potential and wonderful plot Puffins has to offer.





Approximate Area = 1125 sq ft / 104.5 sq m

Garage = 189 sq ft / 17.6 sq m

Total = 1314 sq ft / 122.1 sq m

For identification only - Not to scale





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Agents Note – Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views.