



37 St. Nicholas Road  
Lavant  
Chichester  
PO18 0BU



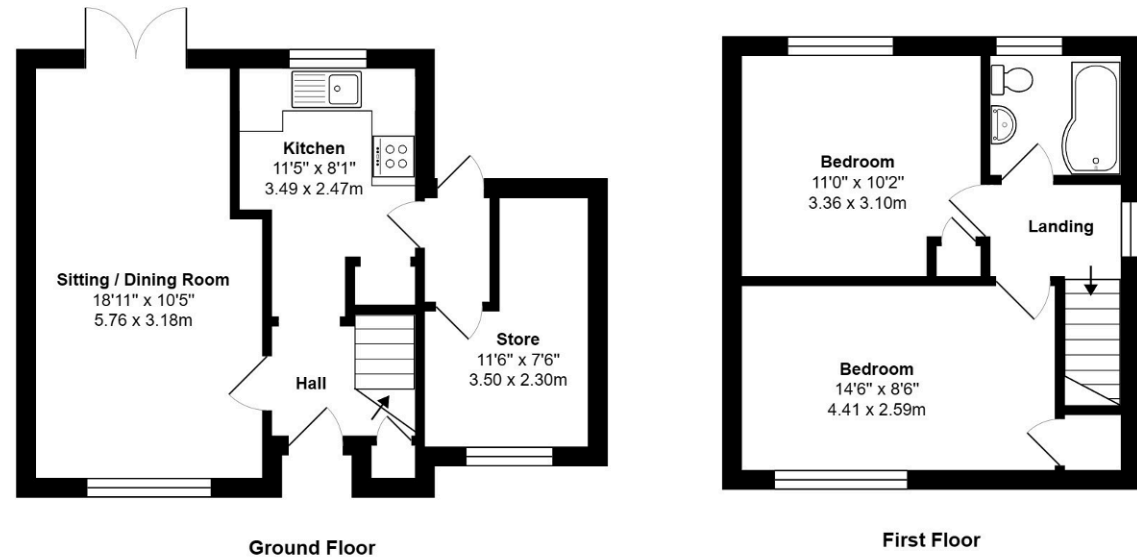
01243 940940 | [barnham@pegasusproperties.co.uk](mailto:barnham@pegasusproperties.co.uk)  
[www.pegasusproperties.co.uk](http://www.pegasusproperties.co.uk)



2 Bedroom Semi-Detached House  
£350,000 Freehold

## Floor Plan:

- 2 bedroom semi-detached property
- Scope to extend subject to planning
- Stunning views
- Refitted bathroom
- Bright and airy feel throughout
- Close to well-regarded village school
- Walking distance to local pub



Total Area: 748 ft<sup>2</sup> ... 69.5 m<sup>2</sup>

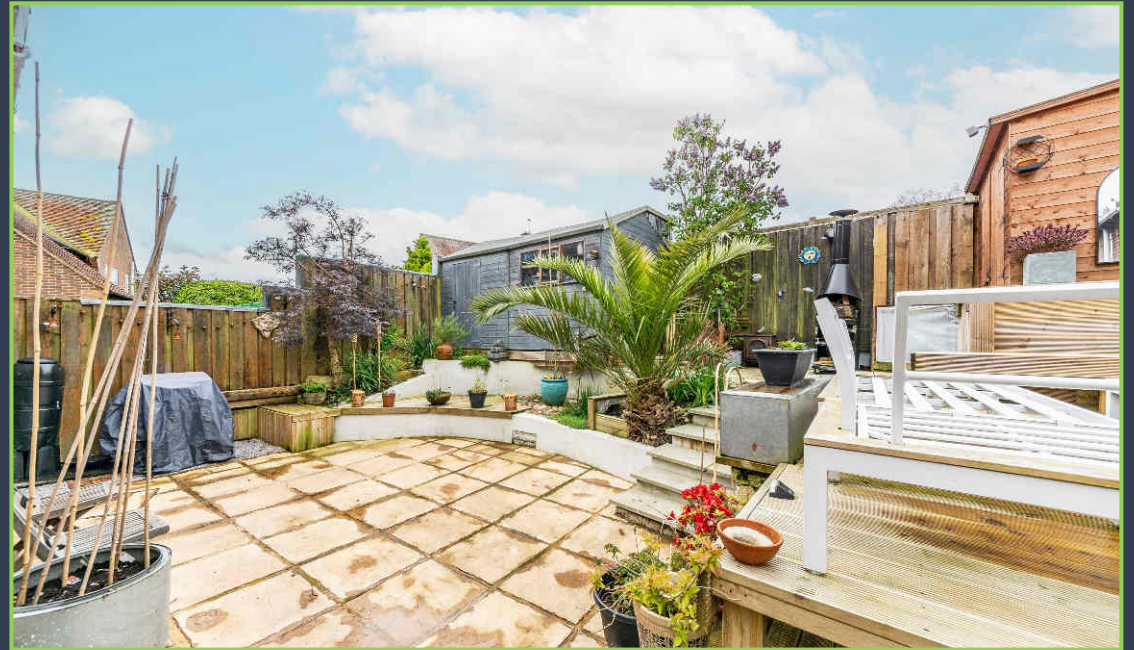
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for error, omission or mis-statement.

This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Created by Jtm 2024







## The Property:

Situated in this picturesque village of Lavant and offering stunning views of the South Downs is this exceptionally well presented two bedroom semi-detached property. This handsome home has a light and airy feel throughout, as well as being presented to a good standard. The accommodation consists of a dual aspect sitting/dining room with feature log burner and doors leading out onto the rear garden, kitchen, two good size bedrooms, both offering spectacular views and a modern bathroom. There is also a useful store which serves a multitude of uses.

Externally, the property boasts a low maintenance tiered rear garden and an enclosed front garden, as well as side access from the front to the rear.

## The Location:

The property is located in the highly sought-after village of Lavant within the South Downs National Park, and only three miles north of the cathedral city of Chichester. Lavant offers two public houses, a village hall, a church, and a well-regarded primary school. Accessible from the property is unrivalled countryside walking and cycling routes including Centurion Way cycle/footpath, which runs to Chichester to the south and West Dean to the north.

The property also lies within 3 miles of the Weald and Downland Open Air Museum and Kingley Vale nature reserve. The cathedral city of Chichester offers excellent high street shopping, many fashionable restaurants, cafes and bars, Festival Theatre, and a mainline station to London Victoria.

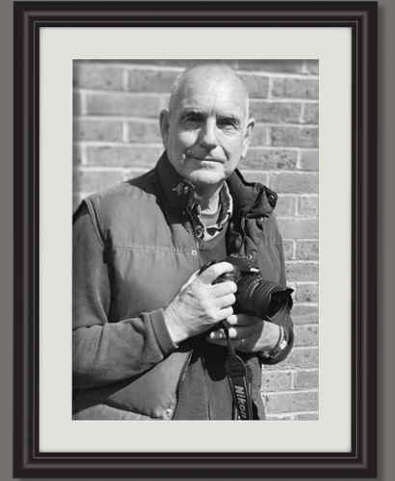
Goodwood is famous for its many event days including the world-renowned Festival of Speed and Goodwood Revival for motor racing enthusiasts and a season of horse racing including Glorious Goodwood. There are excellent sailing facilities around Chichester Harbour. The area is a paradise for wildlife enthusiasts, with beautiful walks and cycle tracks over the South Downs and surrounding area.

### Property Information

**Services:** Mains electricity, water and drainage. Broadband available

**Council Tax:** Chichester District Council, East Pallant House, Chichester. Tel: 01243 785166 Council Tax Band C

# Welcome to Pegasus Properties



## About us...

From large country estates to coastal properties, cottages, investments and family homes, our team has over 90 years experience in delivering outstanding client care. Our aim is to always provide you with a friendly, knowledgeable and unrivalled level of service. We place great emphasis on providing a modern, bespoke, personal and highly professional experience at Pegasus Properties and we are dedicated to delivering the very best results for all our clients.



Professionalism, Quality, Responsiveness, Value



“ Peter and Nick made what was the most impossible chain a reality. We sold in no time at all at over asking price and Peter made it his daily objective to take matters in his own hands to get the job done! Would use again in a heartbeat! ”

Clare P

“Pegasus have been a joy to deal with. Peter was great with advice and guidance at the start when placing the property on the market, followed by Nick who has provided continuing helpful support throughout the selling process. Friendly service with consistently excellent communication. Nick particularly would investigate any bumps in the road & work with all parties to find a resolution. Would not hesitate to recommend, keep doing what you do! Many thanks.”

Alison S

“We highly recommend Nick who was so professional and efficient in selling our home. After agreeing the sale he was always in regular contact with updates and reachable to discuss any questions we had. Thank you to not only Nick but also Peter, Carol and Richard at Pegasus for everything. We don't want to move anytime soon because we love our new house but if we did we would certainly use Nick and Pegasus again.”

Matt R

“Nick and the team at Pegasus are just brilliant! They managed the sale of 2 family properties and the service they gave was outstanding. During such a stressful time Nick was so reassuring, informative, professional and caring. He kept us updated weekly with the chain progression. Would recommend ( and have done!) 110%. Well done so pleased to have sold with Pegasus!”

Abi E

## Traditional Values

First and foremost we believe in communication and great customer care. We don't want you to feel like you're being passed from pillar to post and getting frustrated with the lack of answers when you need them. Every single one of our team is on hand to help. We take great pride in making sure you are informed about everything concerning your house move as soon as it happens.



## Professional Service

You only get one chance to make a first impression and when it comes to property we want to make you stand out. Every property is special in its own way and we always look for the unique character which makes it shine above the rest. All of our properties benefit from professional photography, too many hours scrolling through the internet has taught us that the care and attention we pay to your home will help attract more attention over the competition.

We love what we do and we want you to enjoy the experience just as much as we do.



## Modern Technology

Our approach has always been to stay at the forefront of technology, that said we believe in utilising it in the right way. From the latest management systems through to our comprehensive marketing methods, we make sure everything we have in place, benefits you! Our systems track the progress of your sale from start to finish and alert us throughout the process if things are taking longer than they should. Our marketing methods include advertising across the UK's major property websites, niche property platforms and exclusive magazines. Whether it's a 2 bedroom end of terrace or a grand country home, we have every angle covered.



# Your local Property Professional



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