



12 | Churchmead Close | Lavant | Chichester | PO18 0AY

Guide Price £370,000



hancock

Lettings & Estate Agents

Churchmead Close | Lavant
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- End Of Terrace
- Lavant
- Excellent Walks and Play Areas
- Utility Room
- Snug Room
- Garage
- Close To Schools
- Front & Rear Garden
- Three Bedrooms
- Freehold

Summary

Hancock & Partners is delighted to offer this charming three-bedroom end-of-terrace house located in the highly desirable village of Lavant. The property features three generously sized bedrooms, a family bathroom, a spacious living room with an inviting open wooden fire, a separate snug room ideal for winter reading, a distinct dining room with sliding patio doors, and a well-appointed kitchen with ample storage that connects to the utility room. The property also boasts a sizable rear garden, with a combination of wooden decking and lawn, as well as a garage with direct access from the garden.



what3words ///

assist.sums.dairy



Accommodation

Upon entering the residence, you are welcomed by a generously proportioned living room featuring an open fireplace, creating a cozy ambiance ideal for the winter season. Additionally, there is a charming snug room perfect for indulging in a good book or enjoying a peaceful retreat. The dining room provides an excellent space for entertaining guests and seamlessly connects to a well-appointed kitchen with ample storage. Completing the downstairs area is a separate utility room.

Moving upstairs, you'll find three well-sized bedrooms, with the master bedroom boasting both space and abundant natural light. A large family bathroom that has a bath with a standing shower for added convenience, two double bedrooms with views of the South Downs.

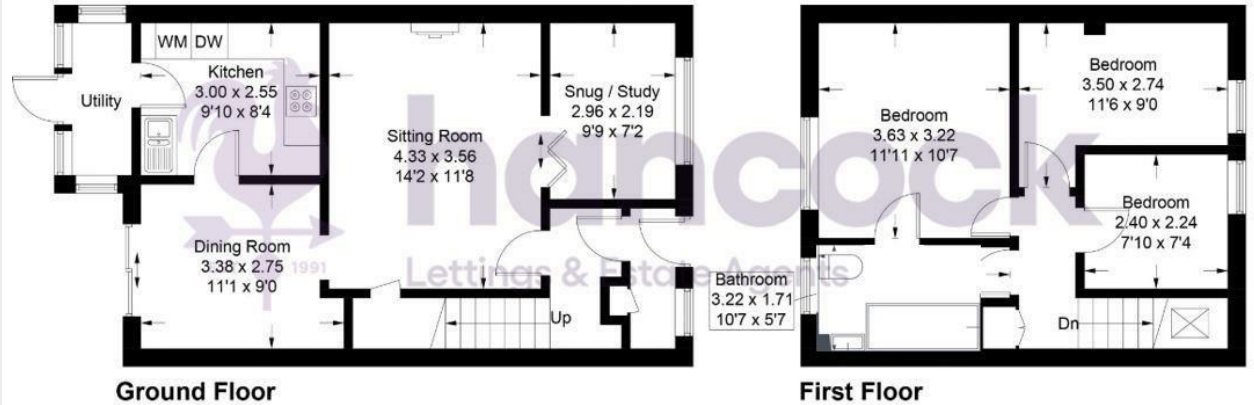
Outside

This residence comes with both front and rear gardens. The rear garden can be conveniently reached through the utility room and dining room at the back. It features a combination of wooden decking and a lawn area. The added convenience of direct access to the garage enhances the overall practicality of the property.

Location

This semi-rural property is located in the renowned village of Lavant in the beautiful South Downs National Park. Situated within close proximity to the local park and river Lavant,, this property is the perfect choice for the convenience of being close to Chichester and also having the quieter location of being in Lavant. Direct bus routes into Chichester City Centre every 30 minutes.

Lavant sits to the North of the historic city of Chichester. The city's vibrant centre offers an enviable selection of bars, restaurants and shops. Chichester is renowned for the highly regarded Festival Theatre, Pallant House Gallery and its close proximity to The Goodwood Estate, famous for both motor car and horse racing. To the south of the city is Chichester Harbour (designated an Area of Outstanding Natural Beauty), and within lies the blue flag beach of West Wittering. Chichester station provides rail links to London via the Victoria Line but also via Havant and the Waterloo Line, the station also links connections right along the south coast.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		85
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



hancock
Lettings & Estate Agents

5 Northgate
Chichester
West Sussex
PO19 1BA
01243 531155

sales@hancockpartners.co.uk
www.hancockpartners.co.uk