



## Lavant Close, Gossops Green

Offers in Region of £470,000

**MANSELL  
McTAGGART**  
— Trusted since 1947 —







- Popular residential location of Gossops Green
- Semi-detached family home
- Downstairs cloakroom
- Two/three reception rooms
- Four bedrooms, three of which are double rooms
- Large side return and generous rear garden
- Modernised and upgraded throughout
- Council Tax Band 'D' and EPC 'tbc'

Situated within a peaceful close in the sought-after area of Gossops Green, this four bedroom, three reception room, semi-detached family home offers a comfortable and spacious living environment.

As you enter the property, you are greeted by a welcoming entrance hallway that sets the tone for the rest of the home. The hallway features stairs leading to the first floor, as well as ample space for storing shoes and coats.

To your left, you will find a versatile study/office space with a front-facing window, offering a peaceful retreat for work or study. On the right side of the hallway, the spacious living room, featuring a fireplace as the focal point and modern décor that enhances the room with a window to front aspect. An archway also connects the living room with the dining room to rear.



The heart of the home lies at the rear, where a delightful open plan kitchen/dining room provides a perfect setting for family gatherings and entertaining guests. The kitchen boasts an array of attractive units with some integrated appliances, a convenient breakfast bar and centre island and a generous dining area that comfortably accommodates a six-seater table. French doors open from the dining area to the rear garden, seamlessly connecting indoor and outdoor living spaces.





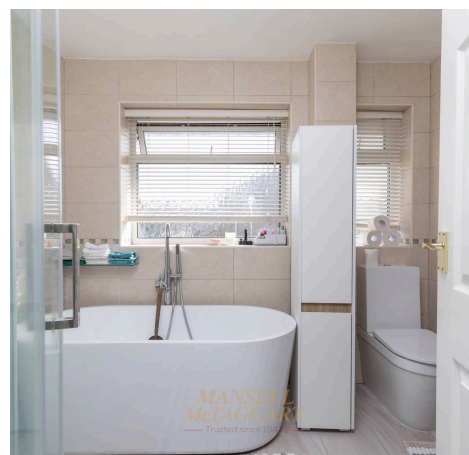
Completing the ground floor is a convenient cloakroom, providing additional practicality, whilst also providing access to the covered side return.

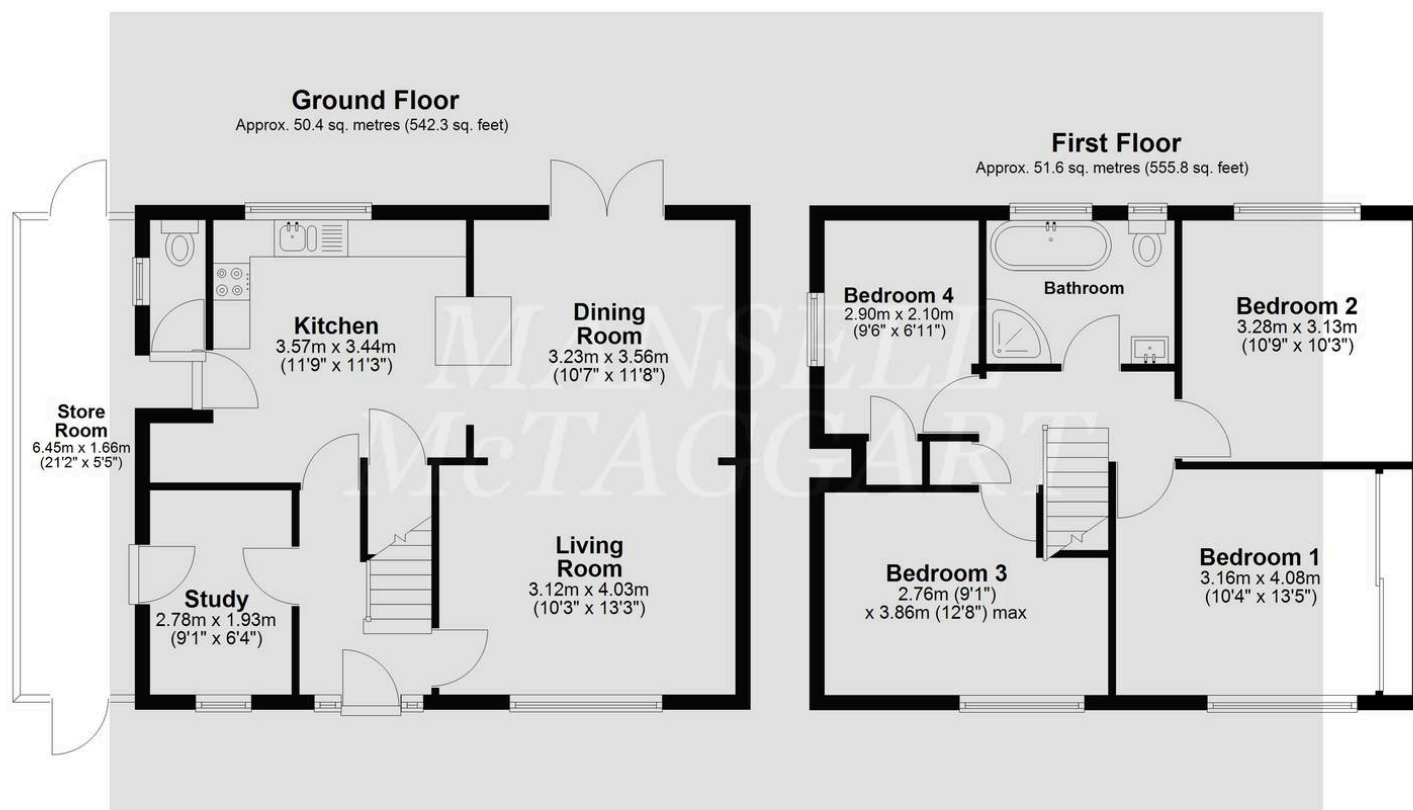
Ascending to the first floor, you will find a well-designed landing that grants access to all bedrooms, a modern family bathroom, an airing cupboard, and the loft space.

Three of the bedrooms are generously proportioned double rooms, with two of them featuring built-in storage cupboards. The fourth bedroom is a cosy single room, perfect for a child's bedroom or an additional home office.

The family bathroom is elegantly appointed with a white suite including a freestanding panel bath with handheld shower, wash hand basin, low-level WC and a separate shower cubicle. An opaque windows to the rear allows for natural light while ensuring privacy.

Outside, the property benefits from a small front garden with hardstanding and parking on the street within the close. A gated side return leads to the expansive, secluded rear garden, featuring a levelled lawn and two patio areas for outdoor dining, flanked by planted borders and enclosed fencing.





Total area: approx. 102.0 sq. metres (1098.1 sq. feet)

Whilst every attempt Has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other item are approximate, and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only, and should only be used as such by any prospective buyer.  
Plan produced using PlanUp.

## Mansell McTaggart Crawley

35 The Broadway, West Sussex – RH10 1HD

01293 533333

[crawley@mansellmctaggart.co.uk](mailto:crawley@mansellmctaggart.co.uk)

[www.mansellmctaggart.co.uk/branch/crawley/](http://www.mansellmctaggart.co.uk/branch/crawley/)

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation.