

# CHARLES PECK

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## **Water Reed, 63 Midhurst Road, Lavant, Chichester, PO18 0BP** **Guide Price £549,000**

A charming and characterful Grade II Listed period cottage with origins dating back to 1612, offering a garage and a delightful garden, located within the desired downland village of Lavant.

**\*\*\* NO ONWARD CHAIN \*\*\***

**Porch | Study | Sitting room | Kitchen/dining room | Bathroom | Two bedrooms**

**Garage | Driveway parking | Large garden | Shed**

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## Location

The property is situated centrally within the semi-rural downland village of Lavant within the rolling foothills of The South Downs National Park and close to the famous Goodwood Estate. The latter offering many popular motor car and horse racing events along with two stunning golf courses. Lavant has a good community with a number of local amenities such as two public houses, two churches and green/cricket club and both a children's nursery and a primary school. Centurion Way, the popular cycle route and footpath passes through the village from the city of Chichester and runs right up into The South Downs. The historic Cathedral city of Chichester lies some 3 miles to the south and has fantastic facilities including shops, restaurants, bars, pubs, The Festival Theatre, Pallant House Gallery along with a mainline railway station with services to London Victoria. Just south of the city lies Chichester Harbour, its calm and picturesque waters attracting many sailors and water sports enthusiasts and lying at the entrance to the harbour are the sandy beaches of both West Wittering (a blue flag beach) and East Head, the latter offering well preserved sand dunes.

## Accommodation

The characterful accommodation is arranged over two floors and retains many original period features such as exposed beams and flag stone flooring along with a charming open fire (fitted with wood burner) in the sitting room.

On the ground floor there is good sized entrance hall which has been used as an office in the past and flows nicely into a charming sitting room, complete with large fire place fitted with a wood burner. Moving to the rear of the property there is a cottage kitchen with fitted units and a large cooking range. Beyond lies and extended bathroom. On the first floor there are two bedrooms.

## Porch

Front door opens into the porch.

**Study 8'4 x 6'0 (2.54m x 1.83m)**

**Sitting room 12'3 x 11'3 (3.73m x 3.43m)**



**Kitchen/dining room 19'0 x 8'11 (5.79m x 2.72m)**

**Bathroom**

With bath, wash basin and WC.

**Bedroom one 15'0 x 12'11 (4.57m x 3.94m)**

**Bedroom two 8'5 x 6'3 (2.57m x 1.91m)**

**Garage 15'0 x 7'5 (4.57m x 2.26m)**

**Outside**

To the rear there is a delightful country garden which is mainly laid to lawn and is complete with pretty borders, terrace and a shed. To the side of the property there is an attached garage and ample driveway parking. To the front lies an enclosed, small garden with a gate for access and a path leading to the property's front door.

**Council tax band**

**Tenure**

The property is freehold.

**General remarks**

To view please telephone us on 01243 816666 to make an appointment.

**Note**

We have not tested any systems or appliances and no warranty as to condition or suitability is confirmed or implied. All measurements are approximate.

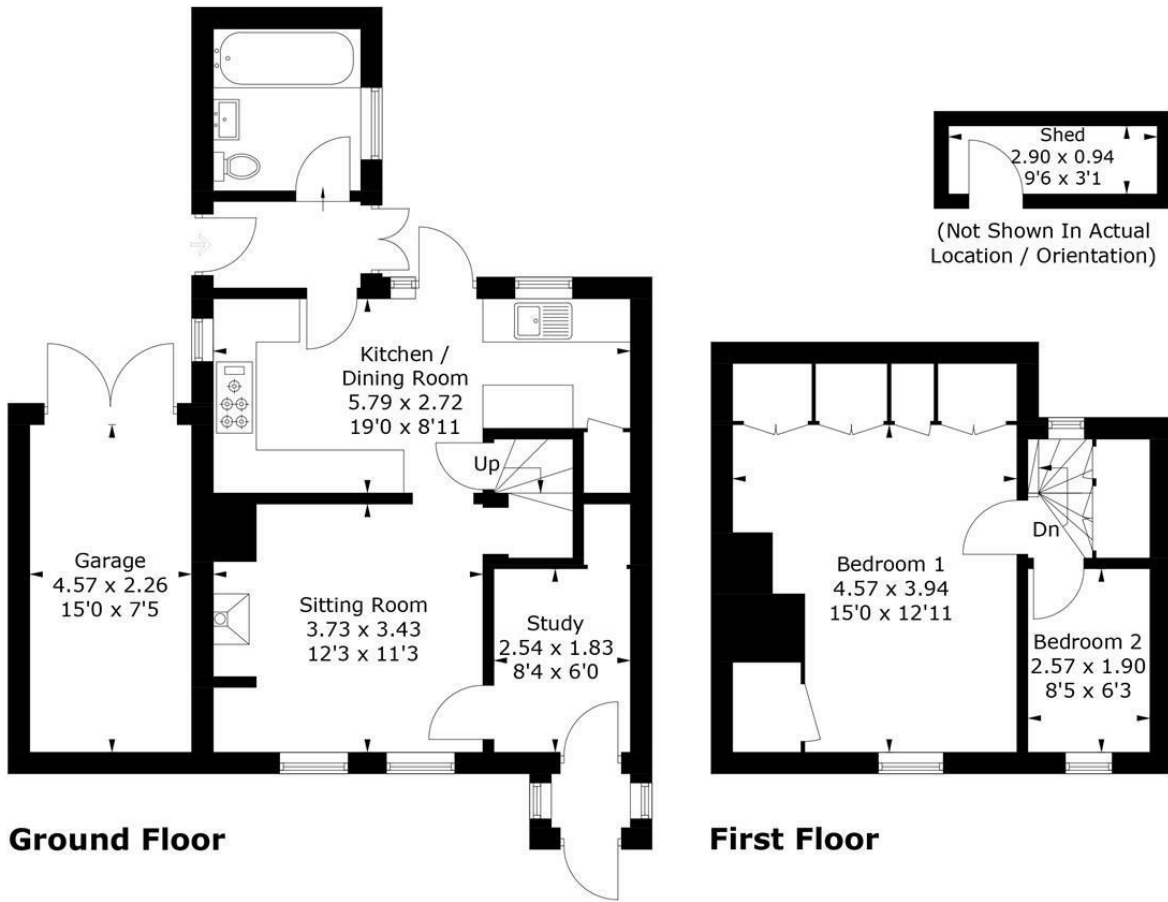
**Our services**

If you would like advice to the value of your house or independent mortgage advice, please contact us on 01243 816666.



# Midhurst Road, PO18

Approximate Gross Internal Area = 75.3 sq m / 810 sq ft  
Garage = 10.5 sq m / 113 sq ft  
Shed = 2.7 sq m / 29 sq ft  
Total = 88.5 sq m / 952 sq ft



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Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. (ID993193)