



51 Springfield Close, Lavant

A most impressive semi-detached house close to Goodwood and Chichester



- ▶ Popular cul-de-sac position
- ▶ Contemporary kitchen including integrated appliances
- ▶ Three bedrooms
- ▶ Attractive rear garden
- ▶ Sitting room with wood burning stove
- ▶ Utility/conservatory
- ▶ Stylish bathroom
- ▶ Single garage with light and power

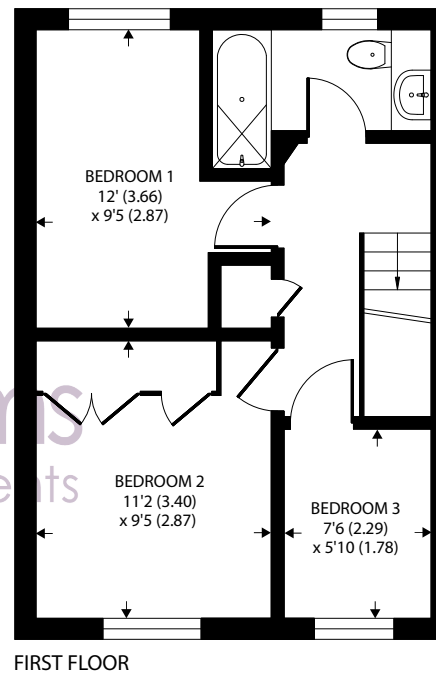
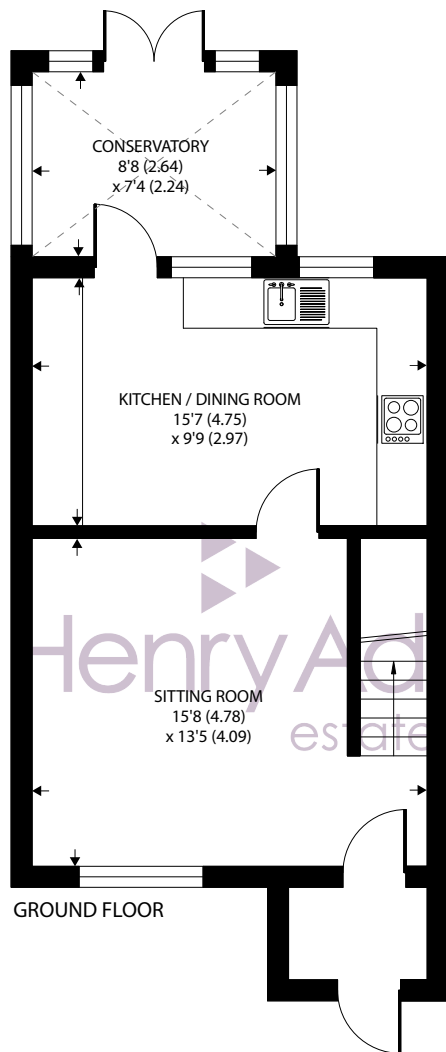
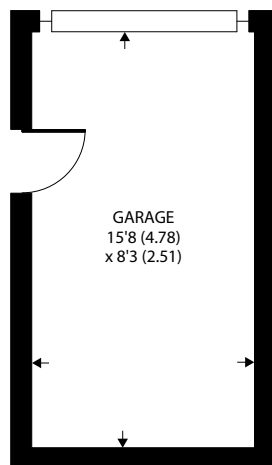
Nestled within the charming village of mid Lavant, just a stone's throw away from the renowned Goodwood Estate, lies this impressive three bedroom semi-detached house, presenting a harmonious blend of contemporary comfort and countryside living. Perfectly situated in a sought-after cul-de-sac, this property is conveniently located approximately three miles north of the historic city of Chichester, amidst the breathtaking backdrop of the South Downs National Park.

Upon entering, guests are greeted by a sunny sitting room adorned with a cosy wood burning stove, providing a welcoming ambience for relaxation and entertainment. The airy layout seamlessly flows into a stylish modern kitchen, equipped with a suite of integrated appliances including fan-assisted oven, combination oven, induction hob, cooker hood, fridge/freezer, and dishwasher, promising a culinary haven for aspiring chefs and seasoned hosts alike. A versatile utility space doubles as a conservatory. Upstairs, three well-appointed bedrooms provide ample accommodation. The stylish bathroom, elegantly designed with contemporary fixtures and fittings, offers a soothing retreat for self-care and relaxation.

Stepping outside, the attractively landscaped rear garden presents a private sanctuary for al fresco dining, outdoor leisure, or peaceful contemplation. A side door conveniently leads to a single garage, complete with lighting and power supply, offering secure parking or additional storage options.

Chichester District Council - 24/25 Tax Band C £1,974.43





Approximate Area = 835 sq ft / 77.5 sq m

Garage = 146 sq ft / 13.5 sq m

Total = 981 sq ft / 91 sq m

For identification only - Not to scale



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. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

Location

Lavant lies to the north of Chichester and has two excellent pubs, two churches, the village hall and a well regarded primary school with a good number of senior schools within easy reach. Accessible from the property via Centurion Way is unrivalled countryside walking and cycling on cycle paths both to the sea and onto the South Downs. Superb sailing facilities and water sports can be found along the coast. Goodwood hosts a number of events throughout the year at the house itself, at the motor circuit and at the racecourse and a members only health club and exclusive restaurant at the nearby hotel. The cathedral city of Chichester offers excellent high street shopping, many fashionable restaurants, cafes and bars, the Festival Theatre and a mainline station to London Victoria.

Directions

Proceed north on the A286, signposted to Midhurst. Proceed through Lavant and after the church turn right into St Nicholas Road. At the junction turn left and then take the first turning on the right into Springfield Close. Take the second turning on the left and as the roads splits the property is on the corner. What3words - senses.scuba.drop

