





5 Parker Cottages, East Lavant

A rare opportunity to purchase a project in a prime village location



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- ▶ Cottage requiring updating
- ▶ Paddock & countryside views
- ▶ Two reception rooms
- ▶ Versatile box room/study
- ▶ No onward chain
- ▶ Fabulous village location
- ▶ About three miles north of Chichester
- ▶ Conservatory
- ▶ Residents' layby parking

Nestled in the charming village of East Lavant, on the edge of the picturesque South Downs National Park, this semi-detached house presents a unique project opportunity. With views stretching over paddocks to the front and backing onto open countryside to the rear, this property offers a tranquil and idyllic setting, ideal for those seeking a peaceful retreat.

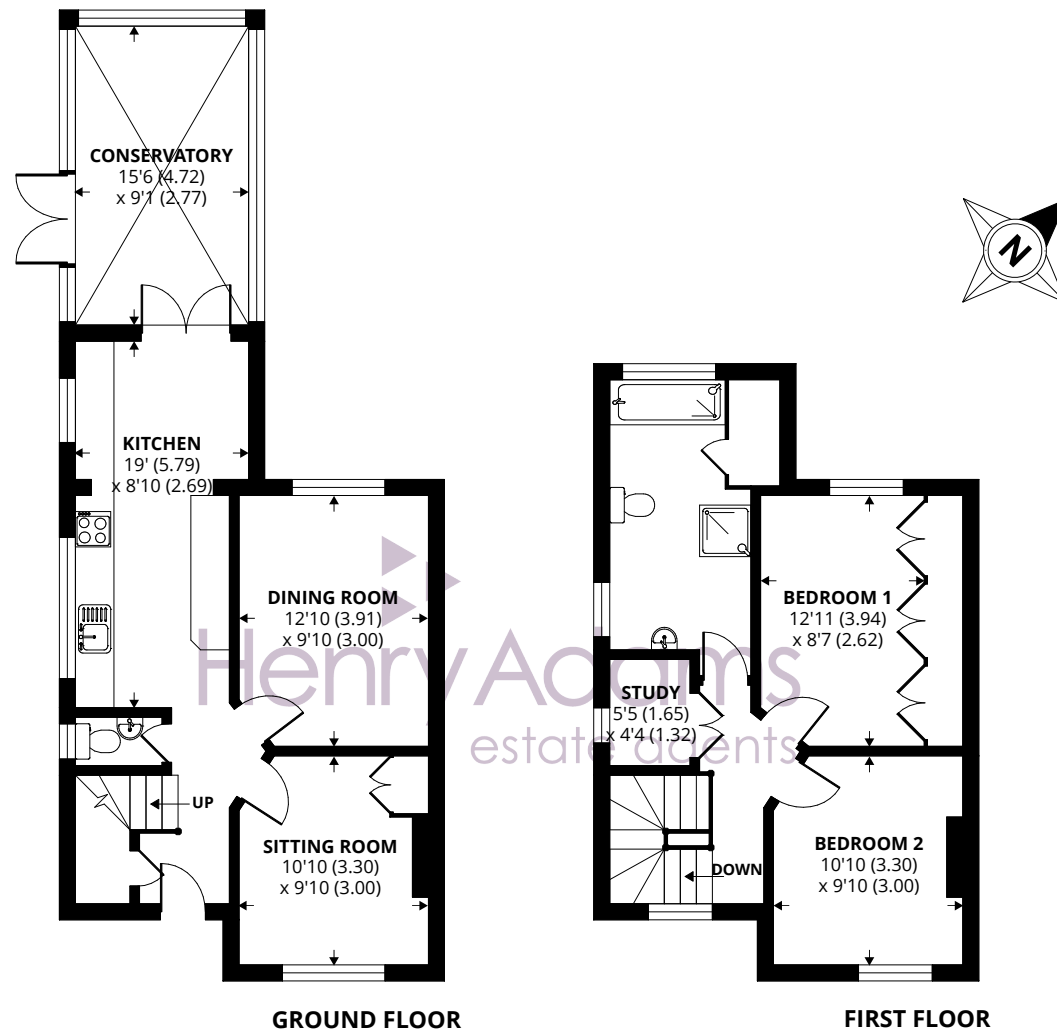
Upon entering, you are greeted by an inviting entrance hall leading to a cloakroom, a cosy sitting room featuring an open fire, and a charming dining room complete with a wood-burning stove, perfect for enjoying intimate gatherings or quiet evenings in. The long galley-style kitchen boasts ample space and a conservatory overlooks the rear garden, providing a peaceful spot to unwind and enjoy the surrounding greenery. On the first floor there are two well-proportioned bedrooms. Additionally, there is a versatile box room/study and a large bathroom with a separate shower cubicle.

Outside, the front garden is laid to lawn, while a side gate leads to the split-level rear garden featuring lawns, a patio area and mature shrubs making it an ideal space for outdoor relaxation and entertaining. To the front of the property is the availability of residents' parking in the layby for residents only. Offered with no onward chain, this property presents a fantastic opportunity for those looking to create their own slice of countryside living in a highly sought-after location.









Approximate Area = 1110 sq ft / 103.1 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

East Lavant is a desirable and highly sought after village within the South Down National Park located three miles north of the cathedral city of Chichester offering excellent high street shopping, restaurants, cafes and bars and sporting facilities. There is a mainline station to London Victoria. There are two popular public houses within walking distance, 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 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. There are excellent road, rail, bus and air links, all within easy reach. Goodwood hosts a number of events throughout the year at the house itself, at the motor circuit and at the racecourse and also has a members only health club and exclusive restaurant at the nearby hotel.

Directions

Proceed north out of Chichester on the A286. On reaching Lavant at the mini roundabout, turn right into Pook Lane. Follow the road for approximately half a mile and the property is on the left.

What3words - club.army.held

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



