



12 Churchmead Close, Lavant, PO18 0AY

Guide Price £350,000



## 12 Churchmead Close, Lavant

Charming house situated in a popular village location to the north of Chichester

- End of Terrace
- Gas Central Heating
- Study/Office
- Extended and well presented
- Semi rural location

Presenting an exciting opportunity to acquire a charming and well-presented 3-bedroom end of terrace house located in a sought-after residential area. The property boasts a convenient arrangement that includes a spacious and welcoming lounge, a kitchen with ample storage space, and a separate dining area perfect for entertaining guests. Additionally, this residence features the added luxury of a study/home office, ideal for those working from home or seeking a peaceful space for quiet study.

The accommodation is served by gas central heating, ensuring warmth and comfort throughout the year, while the added benefit of a garage provides valuable storage and parking solutions. The bedrooms are generously proportioned, offering comfortable living spaces for all occupants.

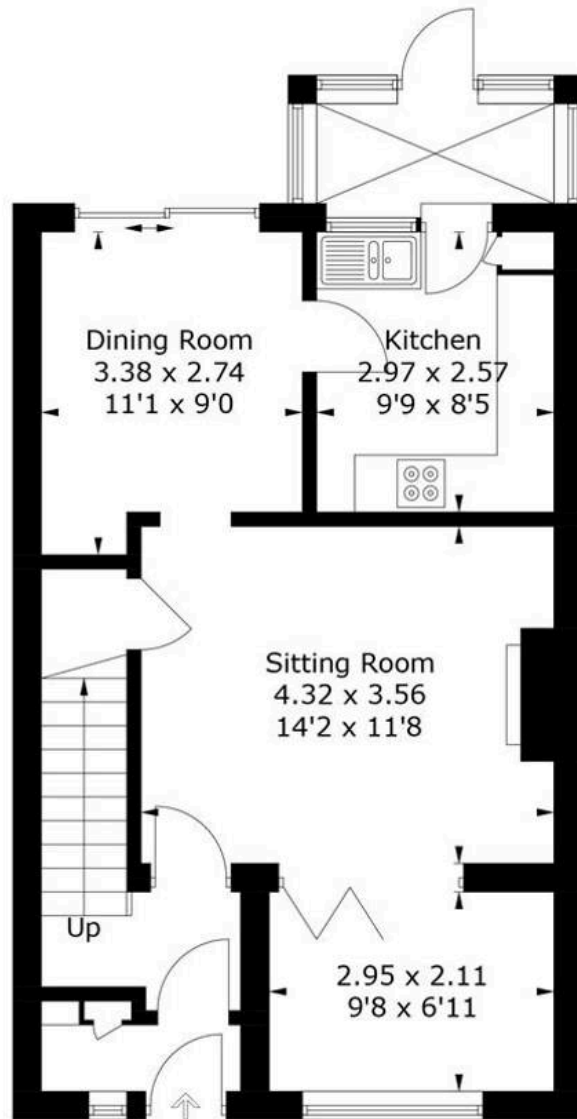
Embracing a well-maintained interior and a versatile layout, this property represents an excellent opportunity for families or professionals seeking a move-in ready home in a desirable location. Contact us today to arrange a viewing and experience the lifestyle that this property has to offer.



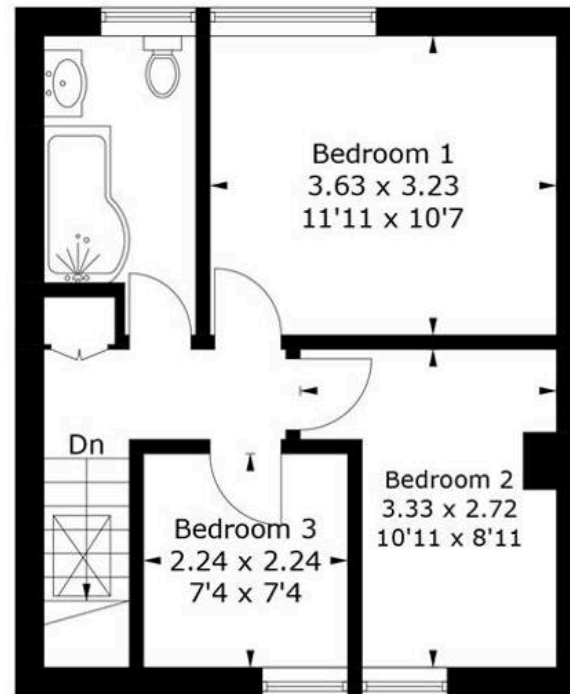


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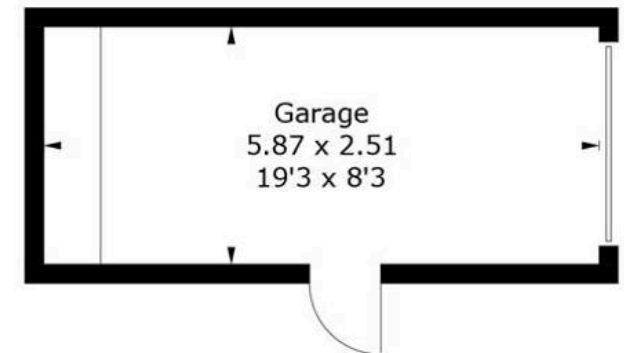
Approximate Gross Internal Area = 88.7 sq m / 955 sq ft  
Garage = 14.6 sq m / 157 sq ft  
Total = 103.3 sq m / 1112 sq ft



**Ground Floor**



**First Floor**



(Not Shown In Actual Location / Orientation)

PRODUCED BY CHARLES PECK

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. (ID1130685)

**Location** - Lavant is a desirable and highly sought after village within the South Downs National Park located three miles north of the cathedral city of Chichester offering excellent high street shopping, restaurants, cafes and bars, Festival Theatre 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, the Centurion Way pedestrian/cycle path to Chichester/West Dean 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 with its superb sailing facilities on the coast and onto the South Downs. 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.

