



## The Old Bakehouse, Lavant, PO18 0BH

Offers Over £500,000



# The Old Bakehouse, Lavant

End of terrace property located in a popular village in the South Downs National Park

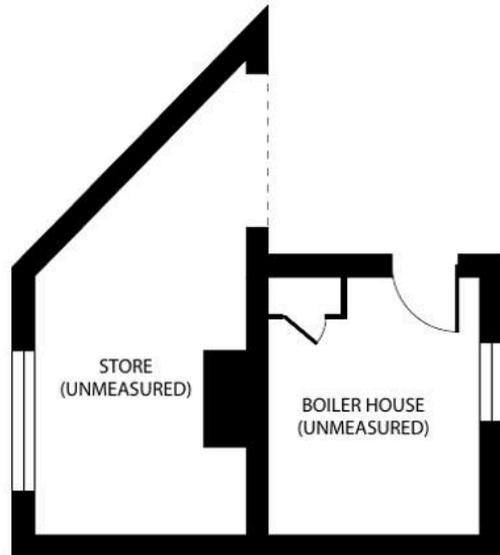
- Sold via 'Secure Online Bidding'
- Immediate 'Exchange of Contracts' available
- Delightful character cottage
- Exposed beams
- Views to the front over the South Downs
- Three bedrooms
- Rear garden
- Off-road parking for two cars

Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £500,000

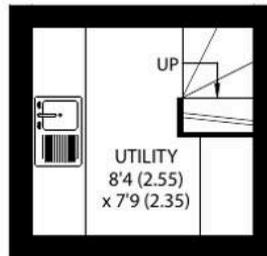
The Old Bakehouse is a charming property brimming with character and thoughtfully designed interiors. The ground floor features a welcoming living room with a sitting and dining area centred around a brick-built open fireplace, complemented by solid oak-engineered flooring. A bay window offers views of the South Downs, while exposed timber beams create a striking divide to the well-equipped kitchen, which boasts Shaker-style cabinetry, wood countertops, a Belfast sink, and a Range stove with a decorative mantel. The basement provides additional storage and space for domestic appliances. Upstairs, three bedrooms with fitted wardrobes enjoy countryside views, while the stylish first-floor bathroom features a freestanding clawfoot tub and a separate shower, complementing the quirky ground-floor shower room.







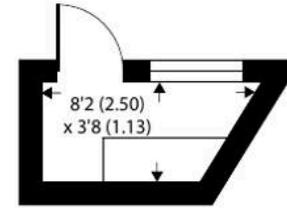
OUTBUILDING 3



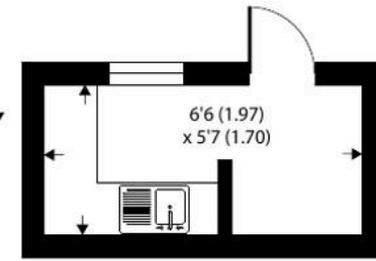
LOWER GROUND FLOOR



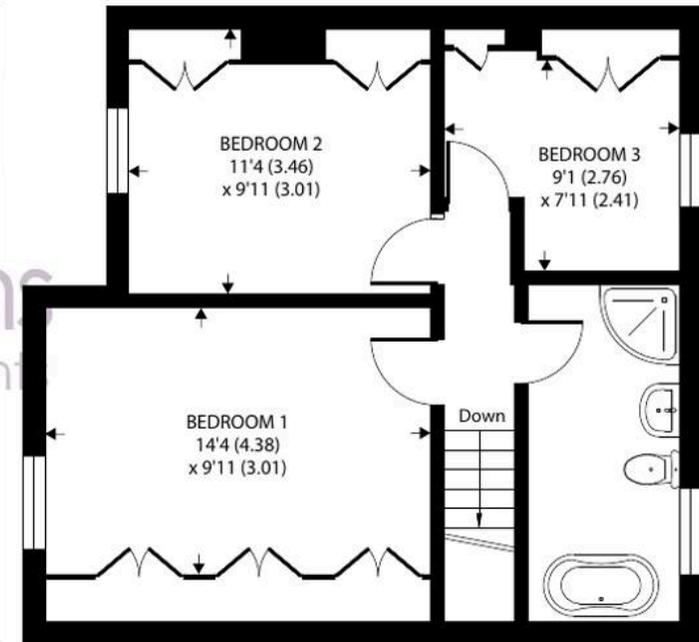
GROUND FLOOR



OUTBUILDING 2



OUTBUILDING 1



FIRST FLOOR

## The Old Bakehouse, Lavant, Chichester, PO18

Approximate Area = 1004 sq ft / 93.7 sq m (excludes store / boiler house)

Outbuildings = 92 sq ft / 8.5 sq m

Total = 1096 sq ft / 102.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © natchecom 2025. Produced for Henry Adams. REF: 1256735

**Outside** - The rear garden is beautifully landscaped with terraced levels, pretty plantings, and inviting outdoor spaces. A patio adjoins the kitchen, leading to a rustic arbour and a further paved terrace ideal for entertaining. A lawn is framed by brick-edged flower borders, with a trellis supporting a rambling rose and a circular pond adding charm. Outbuildings include a garden office/workshop with a kitchenette, plus an additional workshop and store for versatile use. Off-road parking for two cars is available at the front of the property.

**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.

**Directions** - Proceed north out of Chichester on the A286 Midhurst Road. On reaching Lavant proceed over the mini roundabout and pass The Earl of March and the property is a short distance along on the left before the church. what3words - diner.give.bravo

Chichester District Council - 25/26 Tax Band D £2,333.32 EPC-E

**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.

To arrange a viewing call 01243 533377 view details online at [henryadams.co.uk](http://henryadams.co.uk)

