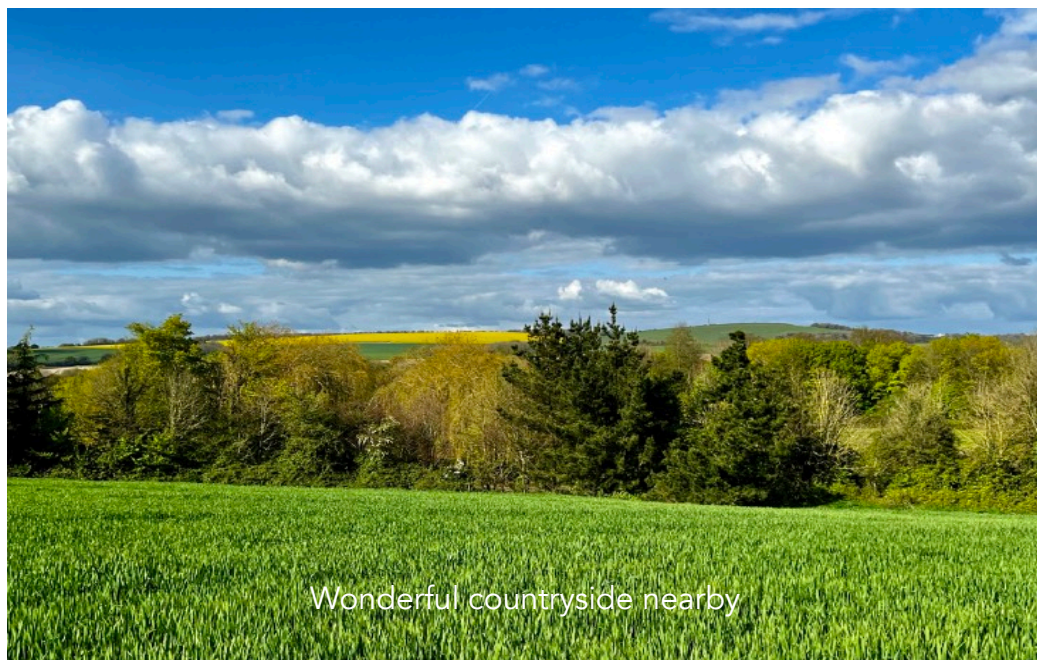




Gainsborough House
Lavant, Chichester, West Sussex PO18 0BQ

Michael
Cornish
PROPERTY SALES & ACQUISITIONS





Wonderful countryside nearby

Gainsborough House

Midhurst Road, Lavant, Chichester

A handsome Grade II listed Georgian terraced house superbly presented, featuring elegant tall ceilings comprising; 3 double bedrooms, 2 bathrooms, stunning sitting room, conservatory, kitchen/breakfast room and lovely private garden backing farmland, with an off street parking space, located in a village near Goodwood.



Chichester Harbour & The South Downs

Property Features

3 Double Bedrooms

2 Bathrooms

Kitchen/ Breakfast Room, Utility Room

Impressive Sitting Room

Large Conservatory backing towards farmland

Entrance hall, Cloakroom/WC

Outside

Lovely garden backing farmland

Off street parking space

Desirable village location

enchanting surrounding countryside

Easy reach of Goodwood

THE PROPERTY

Gainsborough House is a handsome Grade II listed Georgian terraced house understood to have links to William Blake, one of England's most influential poets and visual artists. During the 1980's the property was cleverly divided and in recent years lovingly restored retaining much of its original character with well proportioned rooms with tall ceilings. Elegant double timber front doors lead to the entrance hall with stairs to the first floor and doors to a storage cupboard, inner hall and the cloakroom/wc. A door leads to the large well appointed kitchen/breakfast room, which includes a large island unit and a range of Neptune wall and base units, gas fired AGA, large fridge/freezer, built in combination convection oven with microwave and grill, dishwasher and wine fridge and space for a dining table and chairs. A further door from the kitchen leads to the inner hall with a half-glazed door to the impressive sitting room with tall ceilings, period marble fireplace, surround and hearth with lit, recessed display shelves to alcoves either side. A glazed door with windows either side and a wide arched fan light leads to the conservatory with stone floor and underfloor heating, glazed doors to the rear terrace and garden and views over East Lavant and to The South Downs. From the entrance hall stairs rise to a large landing area with built in bookcases and a roof light. Doors lead to the principal bedroom, which has countryside views to Goodwood and has a superb range of wardrobes, ensuite shower room/wc. There is a second large double bedroom and large family bathroom with bath and shower. A further staircase leads to the second floor landing with built in bookcase and door to a large double bedroom with windows to front and rear and useful utility cupboard with a washing machine and dryer.

GARDEN

The property is approached to the front where there is off street parking for one car with additional free parking over the road on a first come first served basis. To the rear there is a neat lawned garden well stocked with flowerbeds and shrubs and an ornamental pond. There is a paved terrace adjacent to the conservatory, timber built garden store and attached studio with half glazed double doors, electric light, power and there are far reaching countryside views over East Lavant and The South Downs. There is a gate leading out to the farmland and footpaths beyond.

**Located in a popular village
at the foot of The South Downs
and near Goodwood**





CHICHESTER

Lavant is less than 3 miles north of the city of Chichester, which has a fascinating history with remains from the Roman Conquest, including the defence walls providing a walk round the city. Much of the city centre is accessed through level pedestrianised areas leading to the ancient Chichester Cathedral founded during 1075. There is a Nuffield Hospital (private patients) and NHS St Richard's Hospital. Further amenities include: public and private sports centres with indoor swimming pools/gyms, cinemas, bowling, Chichester Racquets tennis/squash club and Chichester rugby club.

Further attractions include: the award winning Pallant House Gallery and internationally renowned Chichester Festival Theatre. There are a number of schools locally and accessible from Chichester including: Chichester University, The Portsmouth Grammar, Bishop Luffa, The Prebendal school, Oakwood, Slindon College, Great Ballard, Dorset House, Seaford College and Westbourne House.





COASTAL & COUNTRY PURSUITS

Chichester is renowned for its sailing amenities, country pursuits and attractions: the Goodwood Festival of Speed, Goodwood Revival motoring events, Horse Racing at Goodwood and Fontwell, and Polo at Cowdray Park. Golf clubs at Goodwood and Hunston and flying at Goodwood Aerodrome. Much of the surrounding countryside is an Area of Outstanding Natural Beauty. The South Downs National Park provides miles of footpaths and bridleways. There are miles of sandy beaches at the Witterings. Chichester has about 17 miles of harbour channels with 6 marinas including; Chichester Marina, Birdham Pool Marina, Emsworth Yacht Harbour (Marina) and in all 14 sailing clubs locally. Further attractions include: Tangmere Military Aviation Museum, Weald & Downland Living Museum at Singleton, West Dean College & Gardens, Arundel Castle, Fishbourne Roman Palace, Stansted Park, Petworth House, and Goodwood House.







Gainsborough House, Midhurst Road, Lavant, Chichester, PO18 0BQ

Approximate Gross Internal Area = 190.4 sq m / 2050 sq ft

(Excluding Reduced Headroom / Eaves)

Reduced Headroom = 7.2 sq m / 77 sq ft

Total = 197.6 sq m / 2127 sq ft



= Reduced headroom below 1.5m / 5'0"

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



COMMUNICATION TRAVEL LINKS

Chichester mainline rail station fast links to London/Waterloo via Havant (95mins) and London/Victoria (96mins). The A3 (M) motorway is about 18 miles to the West, connecting to the M25 Junction 10 and to central London/Westminster (76miles) and airports at Heathrow (72miles) or alternatively Gatwick via A27/A24 (48miles). Southampton International airport (38miles), Portsmouth (20miles), both cities have ferry services to the Isle of Wight, The Channel Isles and Europe. Distances are approximate and times may change.

SERVICES: Mains electricity, water and drainage.

Council Tax Band: F Year 2026/27 £3,534.90

EPC Rating: E Tenure: Freehold

LOCAL AUTHORITY: Chichester District Council: 01243 78516



Goodwood Racecourse

Brochure:

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Viewing by Appointment

Michael Cornish - Chichester

M: 07917 428464

W: 01243 790656

property@michaelcornish.co.uk

www.michaelcornish.co.uk



Goodwood Revival



Chichester Marina



West Wittering Beach

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East Lavant Village Cricket Green nearby

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