



30 Meadow Close, Lavant, PO18 0FJ

Guide Price **£450,000**

30 Meadow Close

Lavant, Chichester

- Exclusive private cul-de-sac
- South Downs National Park
- No forward chain
- Parking
- Viewing recommended

Situated in the popular village of Lavant, within the South Down National Park, this attractive semi-detached house enjoys a pleasant position within a cul-de-sac setting.

The accommodation includes a comfortable sitting room, a kitchen/dining room and a ground floor cloakroom. To the first floor, the principal bedroom benefits from a fitted wardrobe and en-suite shower room, complemented by two further bedrooms, both with wardrobes and a family bathroom.

Outside, the property offers a garden and parking.

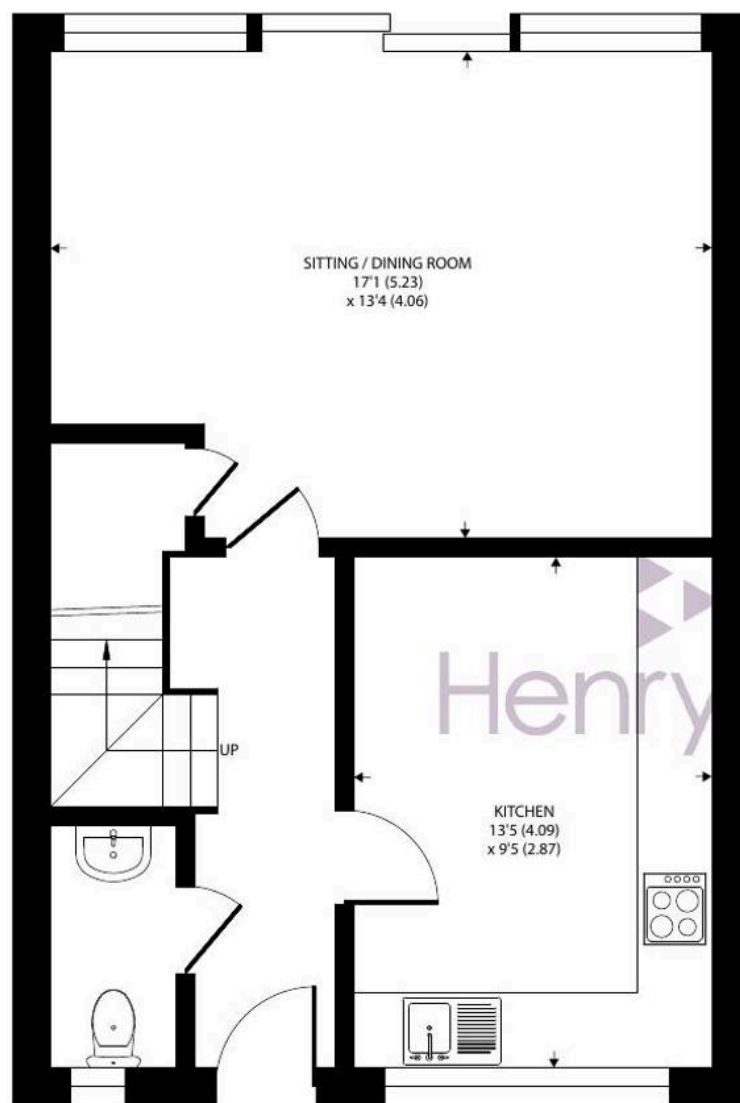
Ideally suited to a range of buyers, this appealing home warrants an early viewing.

Private Estate charge - TBC

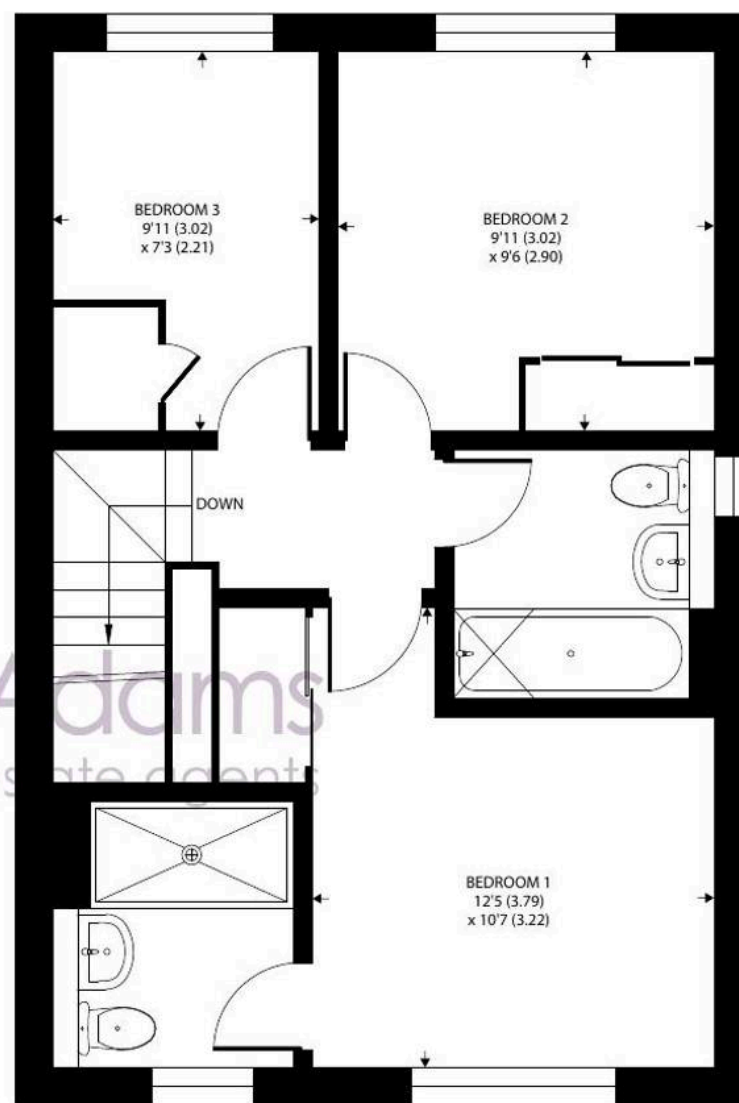
Chichester District Council - 26/27 Tax Band D
£2,447.24 EPC-C







GROUND FLOOR



FIRST FLOOR

Approximate Area = 928 sq ft / 86.2 sq m

For identification only - Not to scale



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 take the third turning on the left into Meadow Close. At the junction turn right and the bear right again into the cul-de-sac where number 30 is on the left. What3words – cafe.hardly.cried

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

