



12 Meadow Close, Lavant PO18 0FJ

£535,000 Freehold

 3 Bedrooms

 2 Bathrooms

 2 Reception Rooms

  
Sims Williams

## Key Features

- Attractive Modern Property
- Select Development
- Desirable Village Location
- Kitchen/Breakfast Room
- Sitting/Dining Room
- 3 Bedrooms
- En Suite & Family Bathroom
- Westerly Landscaped Garden
- Garage
- Off-Road Parking

## EPC Rating

Current = B

Potential = B

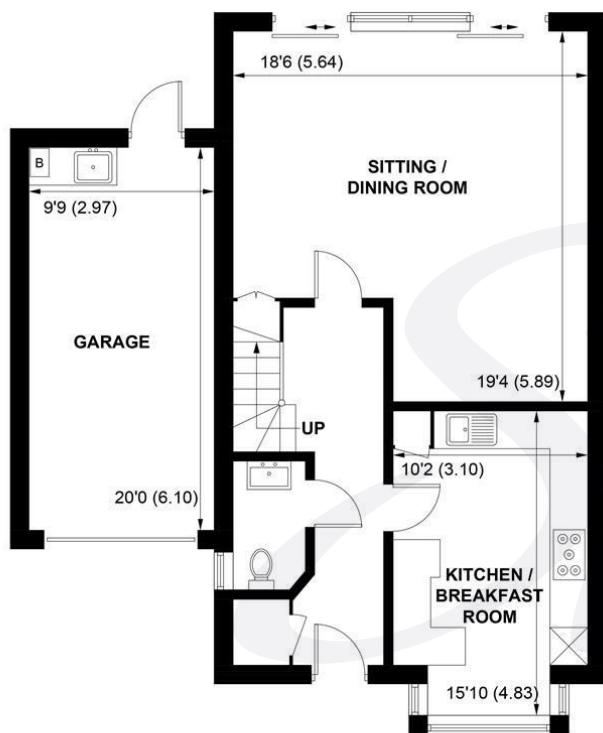
## Council Tax Band

Band = E

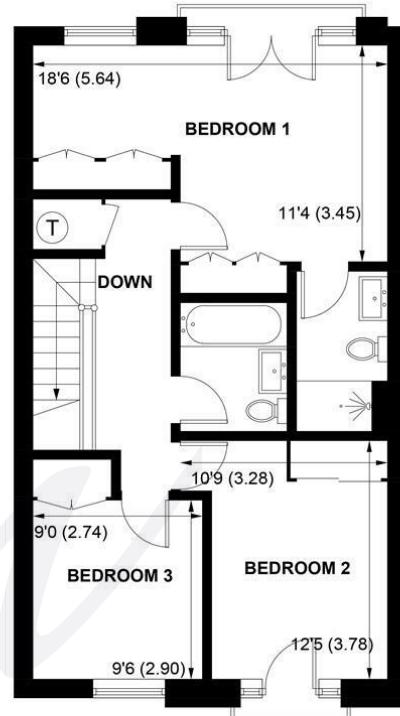
## Tenure - Freehold

Estate Charges: £562.37 pa





GROUND FLOOR



FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 1255 SQ FT / 116.6 SQ M  
GARAGE = 195 SQ FT / 18.1 SQ M  
TOTAL = 1450 SQ FT / 134.7 SQ M



[simswilliams.co.uk](http://simswilliams.co.uk)

---

#### CHICHESTER

8-9 Southgate  
Sales 01243 787868  
Lettings 01243 836055  
[chichester@simswilliams.co.uk](mailto:chichester@simswilliams.co.uk)

---

#### WALBERTON

5 Maple Parade  
Sales 01243 551368  
Lettings 01243 836055  
[walberton@simswilliams.co.uk](mailto:walberton@simswilliams.co.uk)

---

#### ARUNDEL

8a High Street  
Sales 01903 885678  
Lettings 01903 881133  
[arundel@simswilliams.co.uk](mailto:arundel@simswilliams.co.uk)

---

#### BOGNOR REGIS

46 High Street  
Sales 01243 862626  
Lettings 01243 836055  
[bognor-regis@simswilliams.co.uk](mailto:bognor-regis@simswilliams.co.uk)

Viewing Strictly by arrangement via the vendor's agent Sims Williams 01243 787868. These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.