33 Churchmead Close, Lavant, PO18 0AY

Guide Price **£240,000**

33 Churchmead Close, Lavant

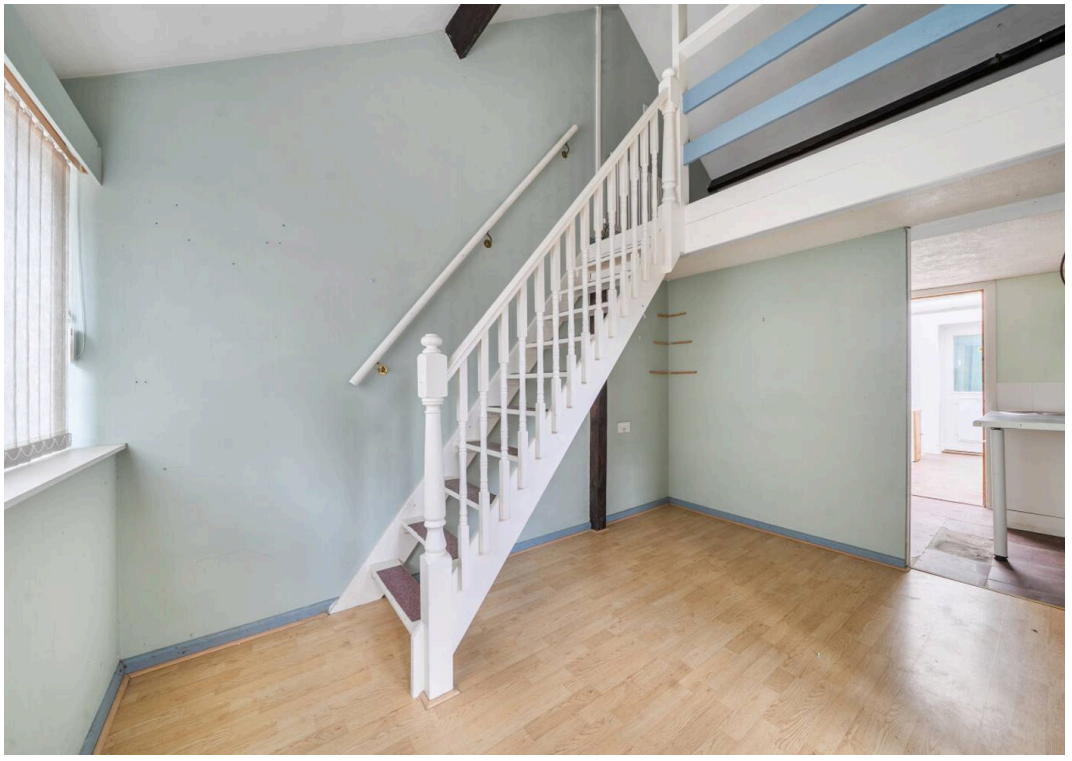
A renovation opportunity in a popular village

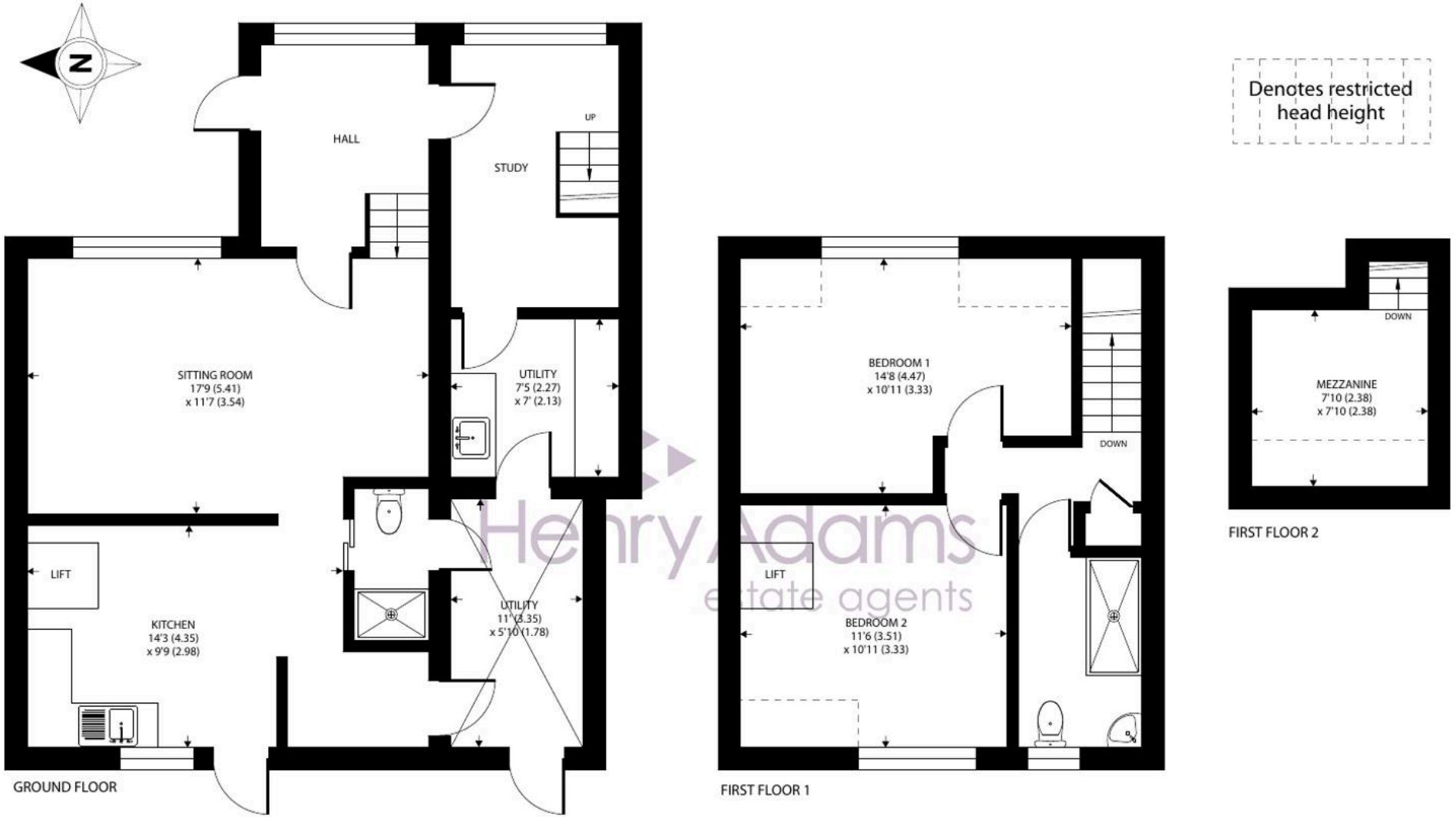
- Spacious mid-terrace house with versatile accommodation
- Generous sitting room and kitchen with useful adjoining utility areas
- Ground floor study/bedroom
- Two double first-floor bedrooms and shower room
- Enclosed rear garden with side pedestrian access
- Driveway providing off-road
- Sought-after village cul-de-sac location
- Offered with no onward chain

Occupying a pleasant position within a mature cul-de-sac, this spacious two/three-bedroom mid-terrace home presents an exciting opportunity for buyers looking to create a property tailored to their own tastes and requirements.

Requiring comprehensive modernisation and updating throughout, the property offers generous and versatile accommodation with excellent scope for improvement and enhancement. The ground floor comprises an entrance hall, a well-proportioned sitting room, kitchen, shower room/cloakroom, two utility rooms, and a flexible study/bedroom three. An open-tread staircase leads to a useful mezzanine storage area. A lift provides access to the principal bedroom. On the first floor are two double bedrooms and a shower room. Please note that there are currently no internal doors fitted on the first floor.

Outside, a private driveway provides off-road parking for one vehicle, while side pedestrian access leads to an enclosed rear garden offering further potential for landscaping and outdoor entertaining.





Henry Adams
estate agents

Approximate Area = 1102 sq ft / 102.3 sq m
Limited Use Area(s) = 46 sq ft / 4.2 sq m
Total = 1148 sq ft / 106.5 sq m

For identification only - Not to scale

The property enjoys a highly convenient village setting, directly opposite the popular Centurion Way, offering picturesque walking and cycling routes South into Chichester and North the surrounding countryside and South Downs.

Offered for sale with no onward chain, this is an opportunity to acquire a property with significant potential in a sought-after location.

Chichester District Council - 26/27 Tax Band C £2,175.33
EPC-C

Location - The property is situated centrally within the semi-rural downland village of Lavant within the rolling foothills of The South Downs National Park and close to the famous Goodwood Estate. The latter offering many popular motor car and horse racing events along with two stunning golf courses. Lavant has a good community with a number of local amenities such as two public houses, two churches, village hall on the green, cricket and football club and both a children's nursery and a primary school. Centurion Way, the popular cycle route and footpath passes through the village from the city of Chichester and runs right up into The South Downs. The historic Cathedral city of Chichester lies some three miles to the south and has fantastic facilities including shops, restaurants, bars, pubs, The Festival Theatre, Pallant House Gallery along with a mainline railway station with services to London Victoria. Just south of the city lies Chichester Harbour, its calm and picturesque waters attracting many sailors and water sports enthusiasts and lying at the entrance to the harbour are the sandy beaches of both West Wittering (a blue flag beach) and East Head, the latter offering well preserved sand dunes.

Directions - Proceed north out of Chichester on the A286, signposted to Midhurst. Proceed through Lavant and after the church turn right into St Nicholas Road. At the junction turn left and then take the first turning on the right into Springfield Close. At the end turn right into Churchmead Close and number 33 is on the right after a short distance.
What3words - detect.plants.empty