



**Guide Price**  
**£425,000**

**Freehold**

4x  2x  2x 

**Gaston Way, Lavant,  
Chichester, West  
Sussex, PO18**

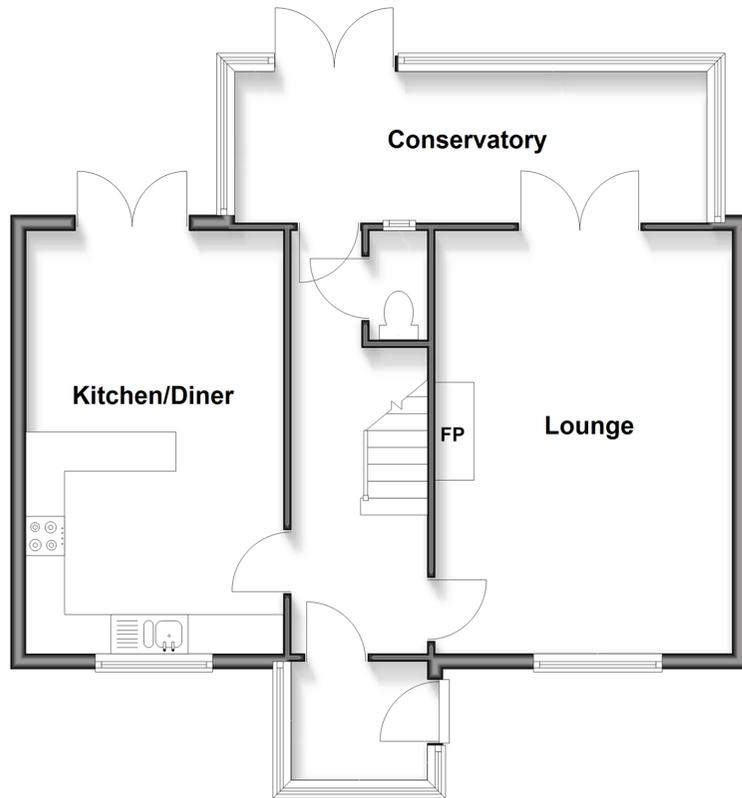
**OVER 60?**

Secure this property  
for up to **59% less!**

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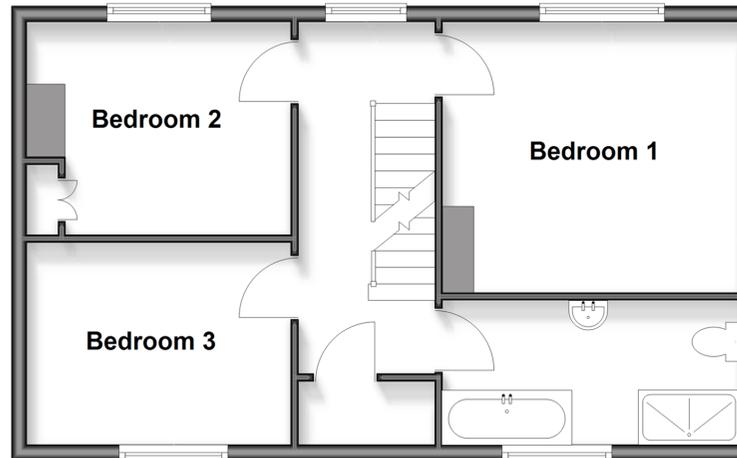
## Ground Floor

Approx. 64.6 sq. metres (695.2 sq. feet)



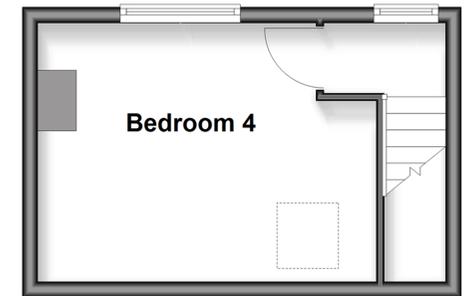
## First Floor

Approx. 49.8 sq. metres (535.7 sq. feet)



## Second Floor

Approx. 17.5 sq. metres (187.9 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Porch

Lounge: 17'8 x 12'4 (5.39m x 3.76m)

Separate Toilet

Kitchen/Diner: 17'9 x 10'8 (5.41m x 3.25m)

Conservatory: 19'9 x 6'3 (6.02m x 1.91m)

### FIRST FLOOR

Bedroom 1: 12'4 x 10'7 (3.76m x 3.23m)

Bedroom 2: 11'0 x 8'9 (3.36m x 2.67m)

Bedroom 3: 11'0 x 8'7 (3.36m x 2.62m)

Bathroom

### OUTSIDE

Front Garden

Driveway

Rear Garden with Pond

### SECOND FLOOR

Bedroom 4: 12'5 x 6'7 (3.79m x 2.01m)



## Main features

- Four-bedroom semi-detached home
- Light-filled living spaces with modern layout
- Conservatory opening onto the garden
- Sunny private rear garden
- Driveway parking
- Fantastic views over the South Downs



### Nearest Schools

Primary: Lavant CofE 0.4 miles, West Dean CofE 2.0 miles, Jessie Younghusband 2.1 miles  
Secondary: Lavant House 0.6 miles, Fordwater School 1.8 miles, St Anthony's 2.1 miles  
Lavant House 0.6 miles



### Transport Information

Train Stations: Fishbourne 2.8 miles, Chichester 3.1 miles, Bosham 3.5 miles



### Address

Gaston Way, Lavant, Chichester, West Sussex, PO18



### Directions

For directions to this property please contact us.



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Call Chichester Branch 01243 786581 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)



■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details ■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale  
■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 50% less, by purchasing a Lifetime Lease

EPC RATING	CURRENT:	POTENTIAL:
	C(69)	A(95)

40415511/20251208/FT/HS