



73 Langford Cottages, Midhurst Road, Lavant, PO18 0JR

Guide Price £450,000







## 73 Langford Cottages, Lavant

A charming character cottage requiring modernisation.

- Grade II listed
- Rural views
- Within the South Downs National Park
- Modernisation and updating needed
- Electric heating
- Vacant possession

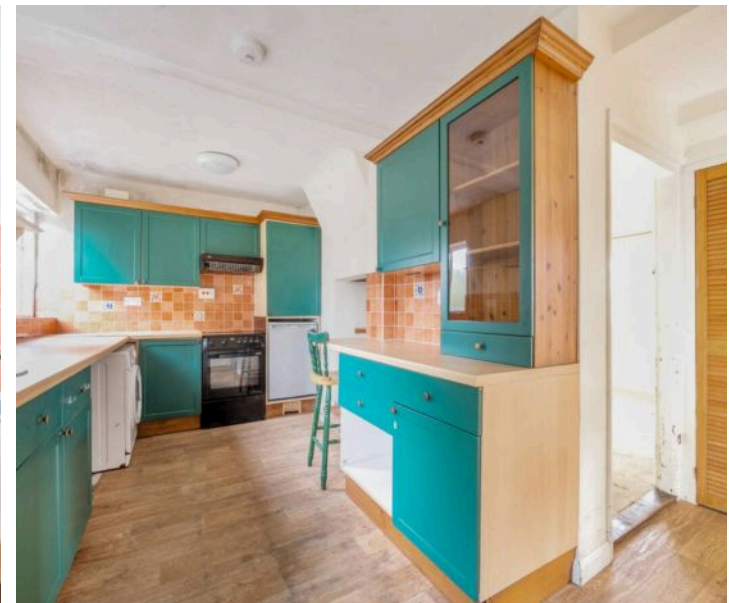
This attractive Grade II listed flint and brick duchess cottage offers a rare opportunity to acquire a characterful period home set in a semi-rural location just north of Lavant, within the heart of the South Downs National Park.

Enjoying delightful rural views, the property retains much of its traditional charm while offering excellent potential for modernisation and updating to suit individual tastes. The accommodation comprises a sitting room, dining room and kitchen, with three bedrooms and a bathroom/WC upstairs.

Outside, the cottage benefits from gardens and a private driveway.

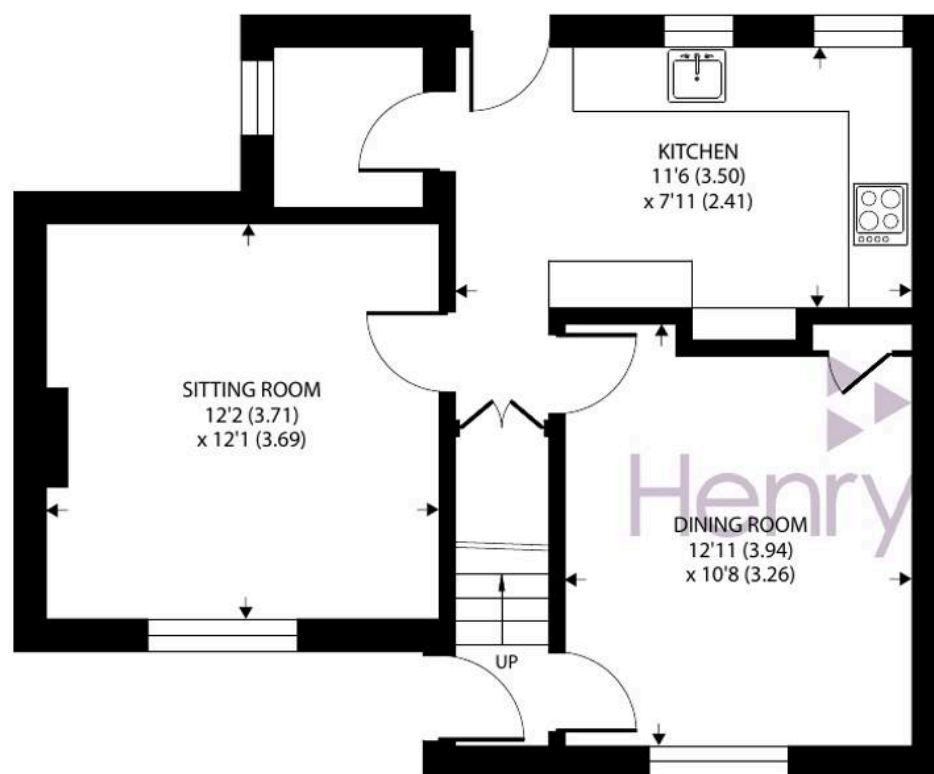
The property is offered with vacant possession and electric heating, making it an ideal project.

NB - Please be advised that the water system has been drained as a result of a leak.

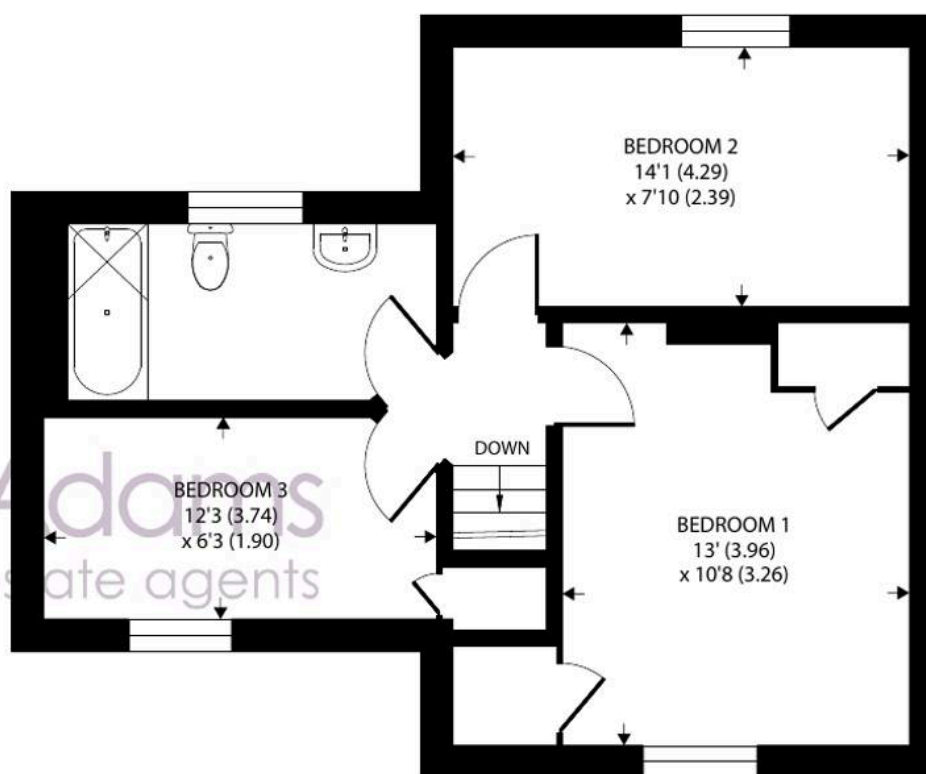








GROUND FLOOR



FIRST FLOOR

## 73 Langford Cottages, Midhurst Road, Lavant, Chichester

Approximate Area = 943 sq ft / 87.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,  
Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026.  
Produced for Henry Adams. REF: 1401612



**Location** - The property is set in a rural location to the north of Lavant. Nearby Goodwood is famous for its many event days including the world renowned Festival of Speed and Goodwood Revival for motor racing enthusiasts and a season of horse racing including the Qatar Goodwood Festival. The cathedral city of Chichester offers excellent high street shopping, many fashionable restaurants, cafes and bars, Festival Theatre and a mainline station to London Victoria. There are excellent sailing facilities around Chichester Harbour and windsurfing from the beaches at West Wittering. The area is a paradise for wildlife enthusiasts, with beautiful walks and cycle tracks over the South Downs and around the harbour.

**Directions** - From Chichester proceed north on the A286 Midhurst Road. Proceed through the village of Lavant and after leaving the village pass the turning on the left signposted to South Harting & Petersfield (B2141), Chilgrove Road. 73 Langford Cottages are approximately 0.1 of a mile on the left. what3words - personal.feuds.wires

Chichester District Council - 25/26 Tax Band C £2,074.06 EPC-E Grade II listed

**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](https://henryadams.co.uk)

