





13 Pook Lane, East Lavant

A charming period cottage in tranquil setting.

 2  2  1  **EPC** N/A

- ▶ **Flint and brick period cottage**
- ▶ **Grade II listed**
- ▶ **South Down National Park**
- ▶ **Delightful views**
- ▶ **Vacant possession**
- ▶ **Character features**
- ▶ **Two double bedrooms**
- ▶ **Lovely gardens**
- ▶ **Off-road parking**

Situated in the sought-after village of East Lavant, which forms part of the South Downs National Park, is this charming flint and brick Grade II listed period cottage.

The well-proportioned accommodation includes a bright dual aspect sitting room with attractive log burner, a kitchen/dining room, a snug, rear lobby, utility area and ground floor cloakroom. On the first floor, two double bedrooms can be found along with a bathroom/WC.

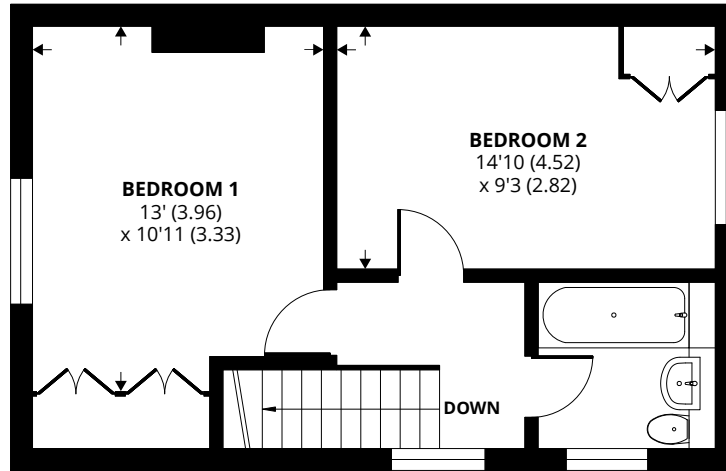
Stunning views over the gardens and paddocks can be enjoyed from the majority of the cottage. The stunning gardens are a salient feature and measure approximately 1/5 of an acre. A patio area adjoins the property and gives way to lawn. In the garden a shed, greenhouse and well can be found. A gravelled driveway provides off road parking for a number of vehicles. An internal viewing of this cottage is recommend to appreciate the property itself and also the tranquil setting.

Chichester District Council - 23/24 Tax Band E £2,565.39

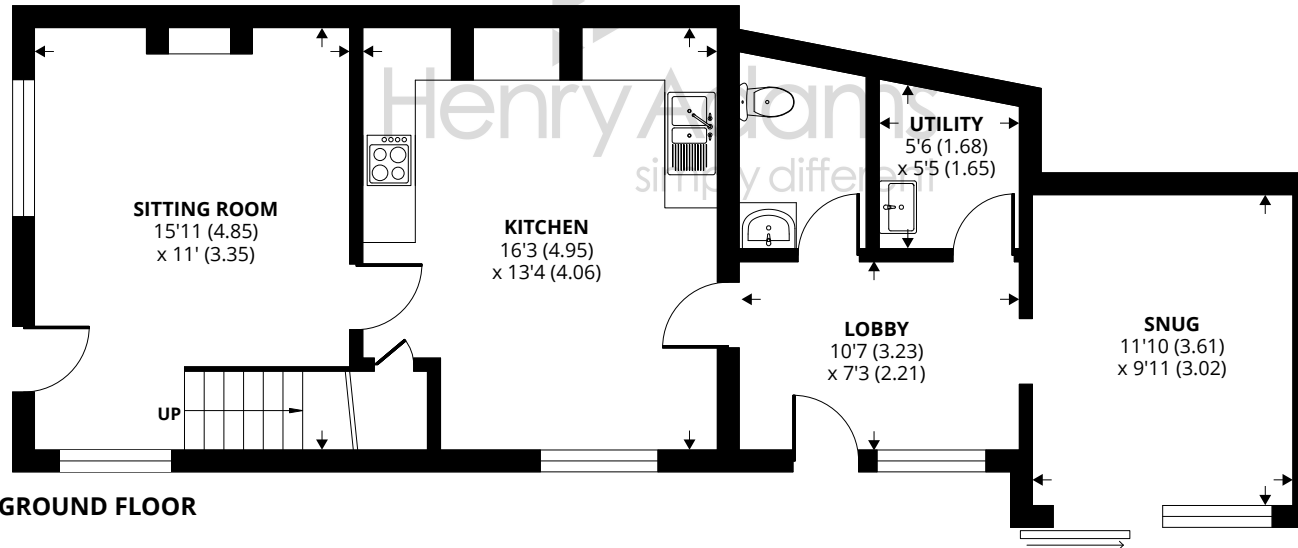








FIRST FLOOR



GROUND FLOOR

Approximate Area = 1122 sq ft / 104.2 sq m

For identification only - Not to scale



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.

Location

East Lavant is a desirable and highly sought after village within the South Down National Park located three miles north of the cathedral city of Chichester offering excellent high street shopping, restaurants, cafes and bars 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 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 and onto the South Downs. Superb sailing facilities and water sports can be found along the coast. 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. On reaching Lavant at the mini roundabout, turn right into Pook Lane. Follow the road for approximately 0.6 of a mile and the property is on the right.

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30/10/23



