





## 31 Lavant Down Road, Lavant

An extended semi-detached house siding onto open countryside



- ▶ Excellent scope for updating and potentially extending STPP
- ▶ Open plan from the family/garden room to the kitchen
- ▶ Three bedrooms and shower room
- ▶ Integral garage
- ▶ Light and spacious family room/garden room
- ▶ Well-proportioned sitting room
- ▶ Attractively landscaped wraparound side and rear garden
- ▶ No onward chain

Situated in a fabulous location siding onto the glorious South Downs National Park, this extended three bedroom semi-detached house offers a unique opportunity for potential buyers.

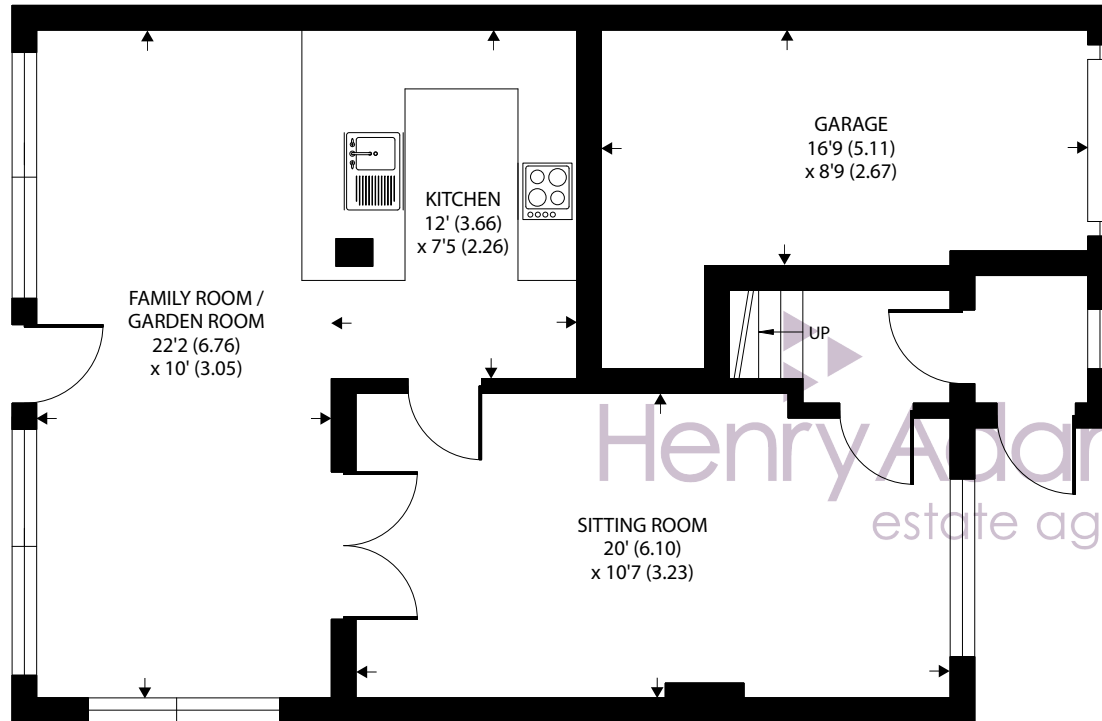
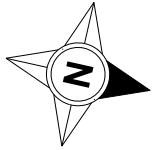
The property boasts a light and spacious family room/garden room extension that overlooks the rear garden and open countryside. The open plan layout from the family/garden room to the kitchen creates a seamless flow of space, perfect for modern family living. Featuring a well-proportioned sitting room, three bedrooms, and a shower room, this property offers excellent scope for updating and potentially extending to the side subject to planning permission.

The attractively landscaped wraparound side and rear garden provide a serene outdoor retreat, while the integral garage offers convenient parking and storage solutions.

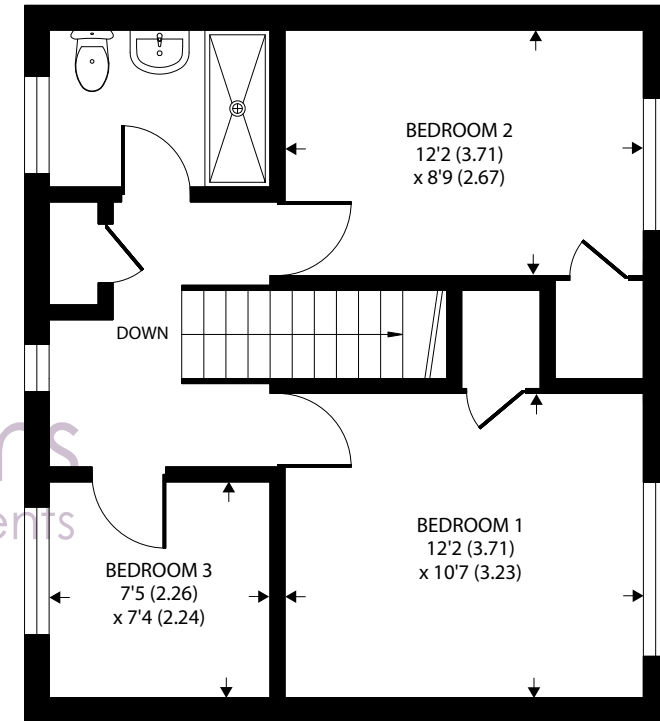
With no onward chain, this three bedroom home presents a prime opportunity for buyers seeking a property with excellent potential, and a stunning natural backdrop.

Chichester District Council - 24/25 Tax Band C £1,974.43





GROUND FLOOR



FIRST FLOOR

Approximate Area = 1050 sq ft / 97.5 sq m

Garage = 142 sq ft / 13.1 sq m

Total = 1192 sq ft / 110.6 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

The popular village of Lavant lies to the north of Chichester and has two excellent pubs, 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 via Centurion Way 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. The cathedral city of Chichester offers excellent high street shopping, many fashionable restaurants, cafes and bars, the Festival Theatre and a mainline station to London Victoria.

## Directions

Proceed north out of Chichester on the A286, signposted to Midhurst. Proceed through Lavant and just before leaving the village turn right into Lavant Down Road. Take the second turning off and number 31 is in the right hand corner.

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