



9 Lavant View, Chichester - PO19 6FR

Guide Price £800,000 Freehold



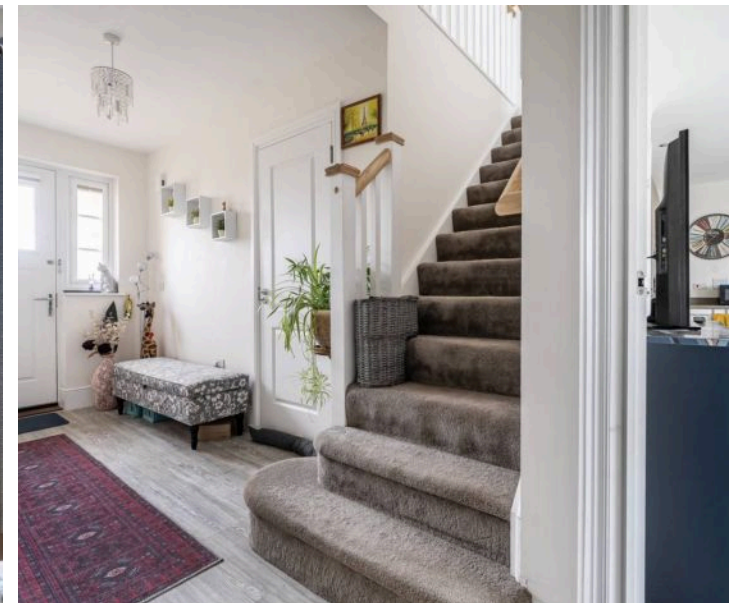
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9 Lavant View

Chichester

A beautifully presented and generously proportioned **four-bedroom detached home**, set within a sought-after modern development and enjoying open views across surrounding countryside.

- Detached four-bedroom modern family home
- Sought-after development with countryside views
- Spacious lounge overlooking open farmland
- Stylish kitchen/dining room with garden access
- Separate utility room for added practicality
- Snug/study ideal for home working or quiet retreat
- Principal bedroom with en-suite shower room
- Second bedroom also benefitting from en-suite
- Well-maintained rear garden with patio area
- Double garage and driveway providing ample parking



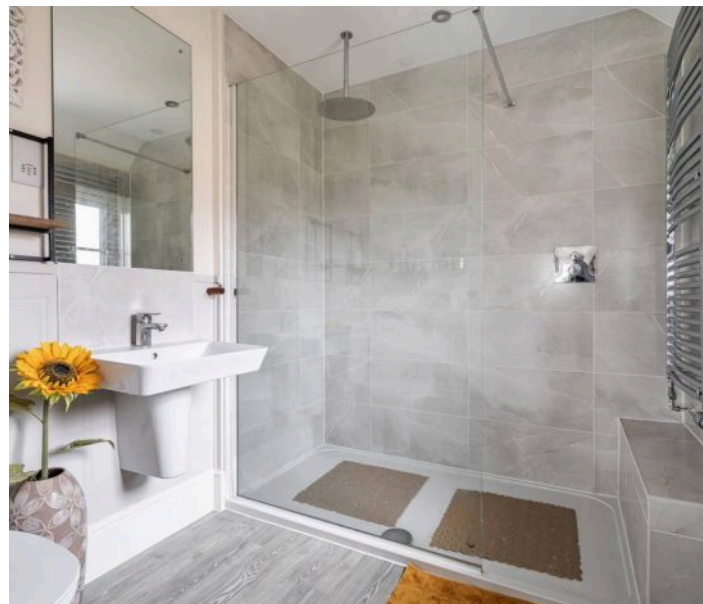




ACCOMMODATION:

Finished to a high standard throughout, this attractive property offers flexible living space ideally suited to family life.

The ground floor is arranged around a welcoming entrance hall, leading to a bright and comfortable lounge with outlook over open farmland. To the rear of the property sits the stylish modern kitchen/dining room, thoughtfully designed as the hub of the home, with direct access to the garden. A separate utility room provides additional practicality, while a snug/study offers an ideal space for home working or quiet retreat. A downstairs cloakroom completes the ground floor accommodation.



Upstairs, the first floor provides four well-proportioned bedrooms. The principal bedroom benefits from an en-suite shower room, with bedroom two also enjoying its own en-suite facilities. The remaining bedrooms are served by a contemporary family bathroom.

Externally, the property enjoys a well-maintained rear garden with patio area, ideal for outdoor dining and entertaining, while backing onto open green space. To the front, a double garage and driveway provide ample off-street parking.

The property is conveniently positioned for local amenities, schools and transport links, while also offering the rare advantage of countryside views, making this an excellent opportunity for buyers seeking both space and setting.

Note: The floor plan has been drawn from the original builder's plan, and Number 9 is a mirrored version.





LOCATION:

Surround by stunning downland landscape, Lavant village offers two popular pubs, two churches, a village hall with cricket green and easy access onto the Centurion Way pedestrian/ cycle path giving access to Chichester and the harbour beyond. Nearby West Stoke is the home of Design Vintage, a popular interiors store and café whilst the Wellies Tea Rooms is just 1.8 miles distant.

The nearby cathedral city of Chichester offers excellent high-street shopping, many fashionable restaurants, cafes, bars, a leisure centre with swimming pool, sports clubs, cinemas, and is home to the Pallant House Gallery and the renowned Festival Theatre. Located close to Lavant is the Goodwood Estate, which is famous for its many sporting event days including the much-celebrated Festival of Speed and Goodwood Revival for motor racing enthusiasts, and a season of horse racing including the Glorious Goodwood Festival.

The South Downs National Park is within easy reach and Chichester Harbour, along with Chichester Marina and Birdham Pool, are located just to the south-west of the city. An excellent selection of state and independent schooling can be found in the vicinity, including a well-regarded primary school in Lavant village.

Services: All main | Tenure: Freehold | Local Authority: Chichester District Council | Council Tax: Band F | Energy Rating: Band B



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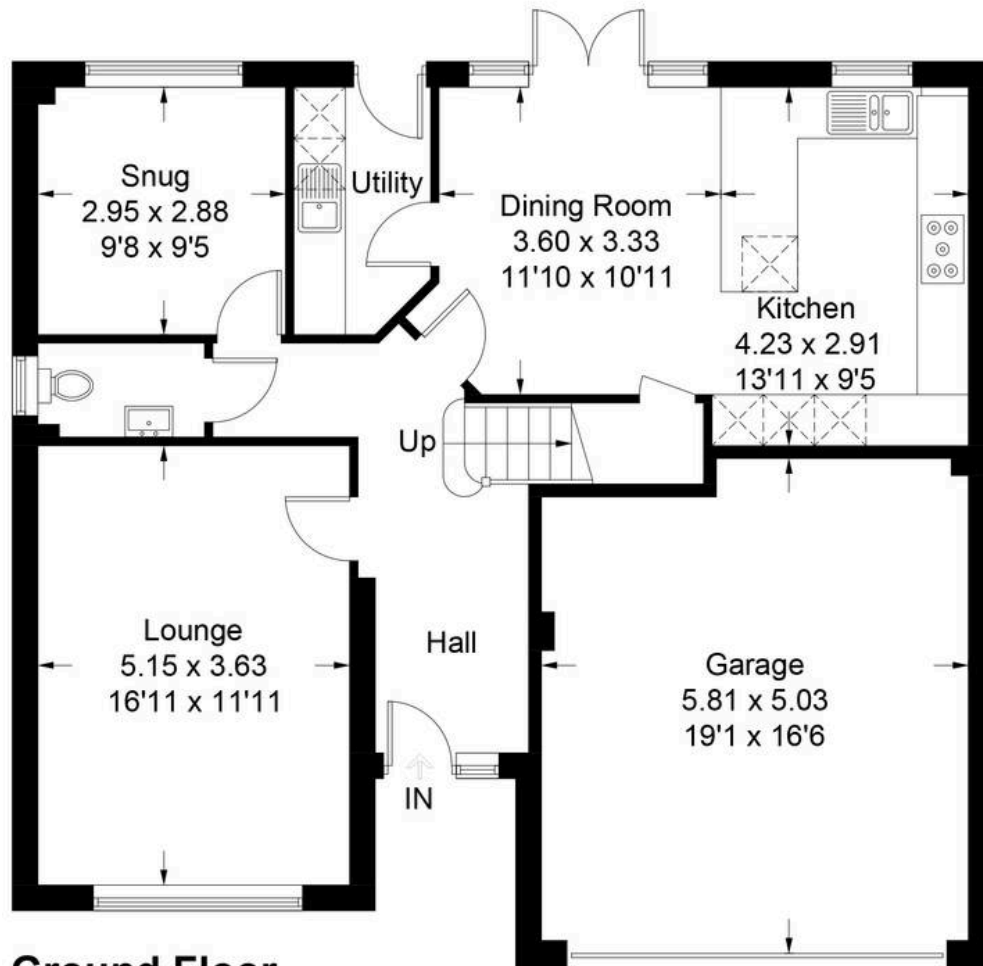
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Approximate Gross Internal Area = 152.6 sq m / 1642 sq ft

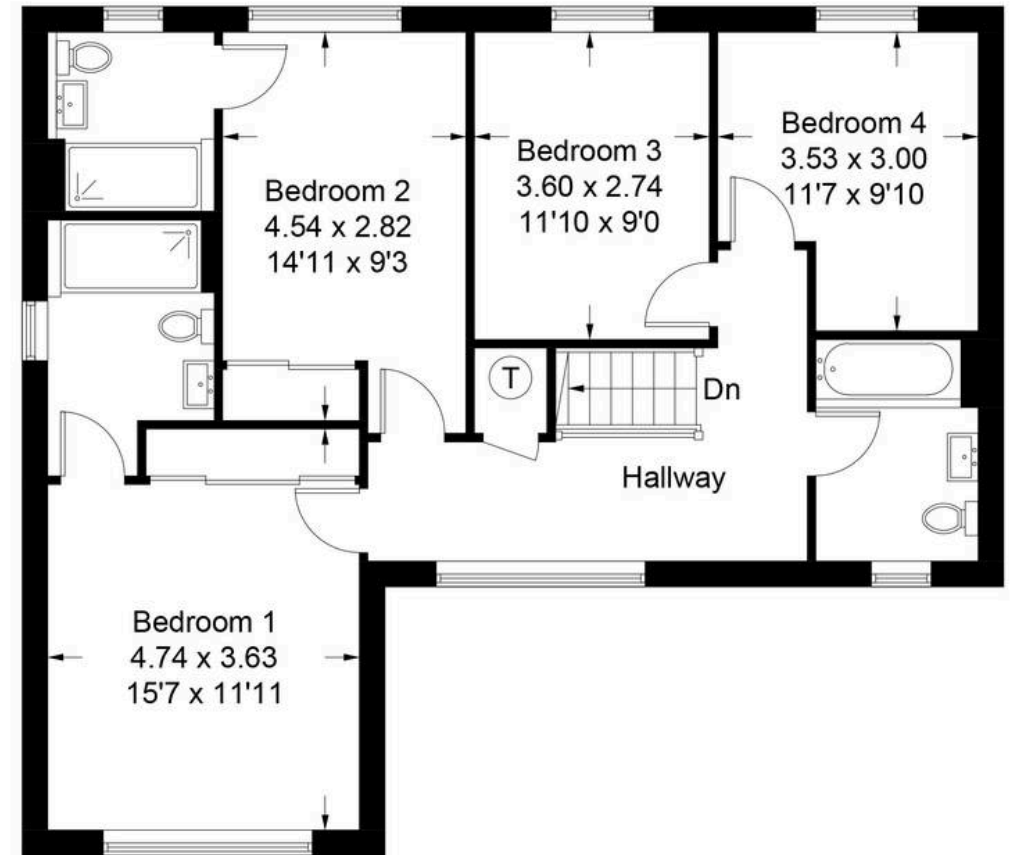
Garage = 27.3 sq m / 294 sq ft

Total = 179.9 sq m / 1936 sq ft

Produced for Stride & Son Estate Agent.



Ground Floor



First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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