

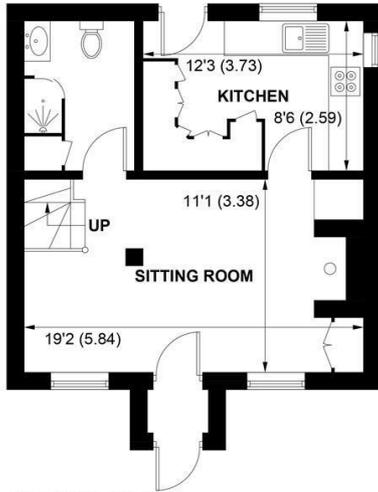
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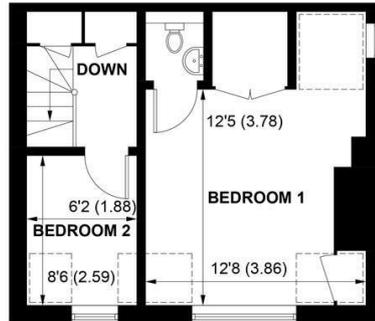
LABURNUM COTTAGE, 62, MIDHURST ROAD, LAVANT, WEST SUSSEX, PO18 0BP



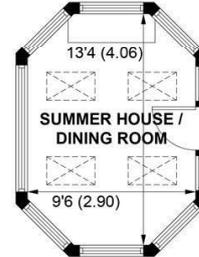


**GROUND FLOOR**

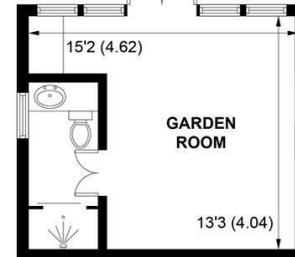
= REDUCED HEADROOM BELOW 1.5M / 5'0



**FIRST FLOOR**



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)

APPROXIMATE GROSS INTERNAL AREA = 720 SQ FT / 66.9 SQ M  
OUTBUILDINGS = 313 SQ FT / 29.1 SQ M  
TOTAL = 1033 SQ FT / 96.0 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2024 ©  
Produced for Sims Williams

# Offers In Excess Of £485,000 Freehold

LABURNUM COTTAGE, 62,  
MIDHURST ROAD,  
LAVANT,

WEST SUSSEX, PO16 0DD

- Grade II Listed Cottage
- Semi-Detached
- Sitting/Dining Room
- Fitted Kitchen
- Downstairs Shower Room & WC
- 2 Bedrooms
- Front & Rear Gardens
- Garden Room & Summerhouse
- Off-Road Parking

## EPC RATING

Current =

Potential =

## COUNCIL TAX BAND

Band = D

This Grade II listed semi-detached character cottage is located in the highly sought-after village of Lavant, lying a little over 3 miles to the north of Chichester. Just over 2 miles away is the Goodwood Estate, famous for its event days such as the world-renowned Festival of Speed and Goodwood Revival.

The property has been sympathetically and greatly improved by the current owners and accommodation comprises entrance porch opening onto the sitting room, with feature fireplace and log burner and stairs leading to the first floor.

The kitchen is fitted with a range of stylish Shaker style units with integrated appliances and stable door opening onto the rear garden.

The ground floor bathroom is fitted with suite consisting of shower, wash basin and WC, with utility cupboard for washing machine.

To the first floor there are 2 bedrooms, with built-in cupboards to bedroom 1, and en suite cloakroom.

To the front, the garden is secluded by hedging, with shingle area and raised planting. A particular feature is the beautiful rear garden, which has been landscaped to create areas of lawn, patio and generous, well-stocked curved beds.

A useful addition to the property is the timber garden room, providing a generous bedroom/living space and stylish shower room. There is a further summerhouse/dining room and an access gate leads to off-road parking for several cars.

## Disclaimer...

As the seller's agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property or issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.

## Directions...

From the Festival Theatre proceed north on Broyle Road continuing on to Lavant Road. At the mini roundabout take the first exit following Lavant Road, then onto Midhurst Road. The property will be found just after the turning for St Nicholas Road, on the right hand side.



