



34 Meadow Close, Lavant, PO18 0FJ

Guide Price £475,000

 **Henry Adams**  
estate agents

## 34 Meadow Close, Lavant

Attractive three-bedroom end of terraced home with garage and landscaped garden.

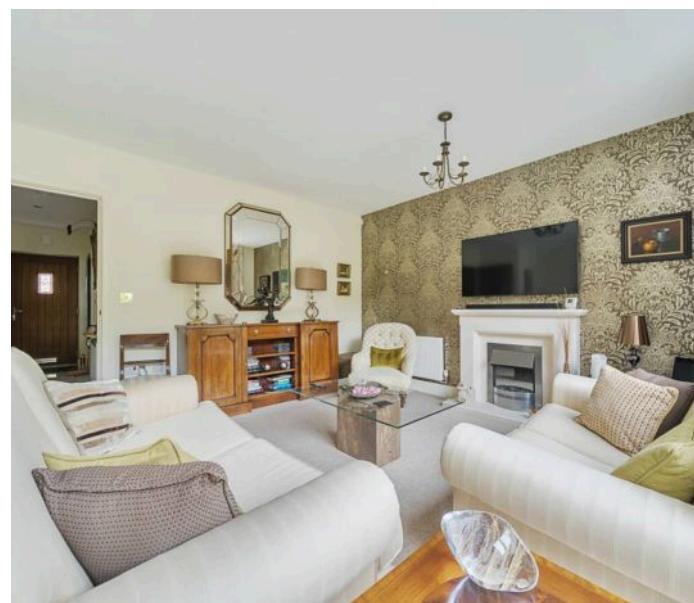
- Immaculately presented home
- South Downs National Park setting
- Exclusive private cul-de-sac
- Comprehensively fitted kitchen
- En-suite principal bedroom
- Long drive to large single garage
- No onward chain

Built in 2010 by the highly regarded local developer Oxford Homes, this beautifully presented three-bedroom end of terraced house offers stylish modern living in a sought-after location.

Nestled in a pleasant cul-de-sac with direct access to the popular Centurion Way, this property offers a rare opportunity to live in the charming village of Lavant, part of the stunning South Downs National Park and just a short distance from both Goodwood and Chichester.

Immaculately maintained throughout, the property features a tastefully landscaped rear garden, a private driveway and a generously sized single garage.

Upon entering, you are greeted by a welcoming entrance hall with a convenient cloakroom.





The well-appointed kitchen is fitted with high-quality integrated appliances including an electric oven, combination oven/grill with microwave, washing machine, dishwasher and fridge-freezer, all designed for modern convenience.

The bright and spacious sitting room is situated at the rear of the house, providing a lovely view and access to the garden, perfect for relaxing or entertaining.

Upstairs, the air-conditioned principal bedroom benefits from a stylish en-suite shower room. There are two additional bedrooms, one currently used as a home office, complete with custom-built fitted furniture. A contemporary family bathroom completes the first-floor accommodation.

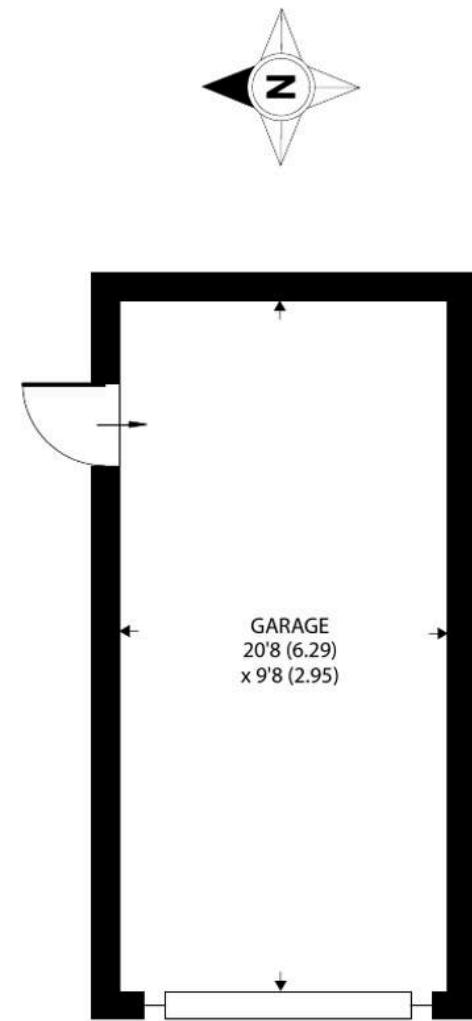
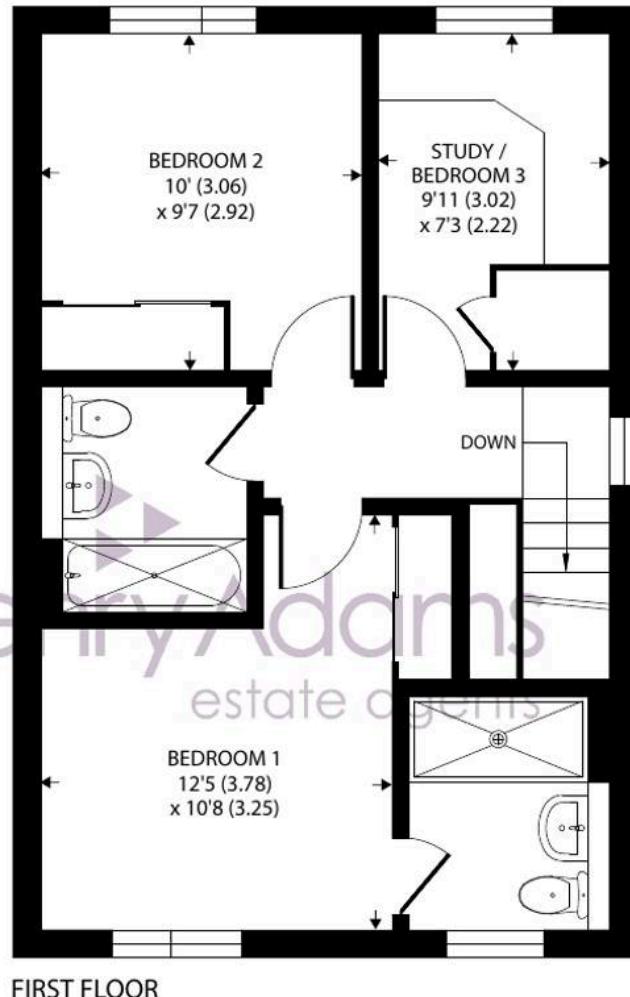
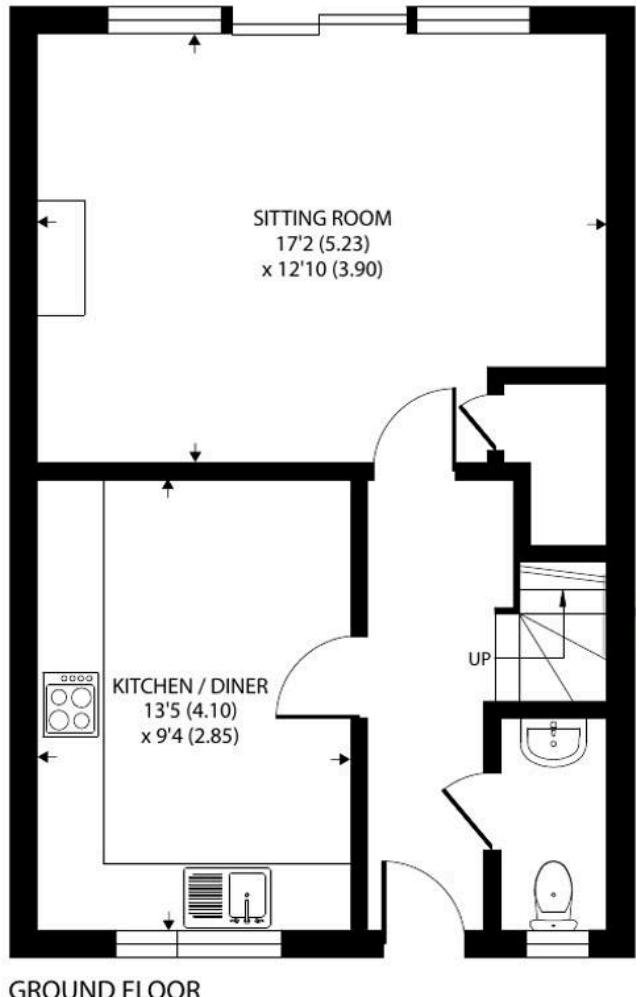
This charming home combines high-spec finishes, practical living space, and a peaceful setting, ideal for professionals, young families, or downsizers seeking quality and comfort.

Chichester District Council - 25/26 Tax Band D £2,333.32

EPC-C







Approximate Area = 908 sq ft / 84.3 sq m

Garage = 202 sq ft / 18.7 sq m

Total = 1110 sq ft / 103 sq m

For identification only - Not to scale



**Location** - Lavant is a desirable and highly sought after village within the South Downs National Park located three miles north of the cathedral city of Chichester offering excellent high street shopping, restaurants, cafes and bars, Festival Theatre 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, the Centurion Way pedestrian/cycle path to Chichester/West Dean 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 with its superb sailing facilities on the coast and onto the South Downs. 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 Midhurst Road. On reaching Lavant proceed over the mini roundabout and take the third turning on the left into Meadow Close. At the junction turn right and number 34 is on your right. what3words - guises.view.leap

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

