

STRIDE & SON

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Southdown House, St. John's Street, Chichester, PO19 1XQ

Lavant Road, Chichester, PO18

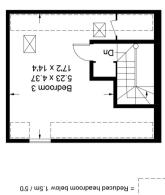
Approximate Gross Internal Area = 199.5 sq m / 2147 sq ft

Produced for Stride & Son Estate Agent.

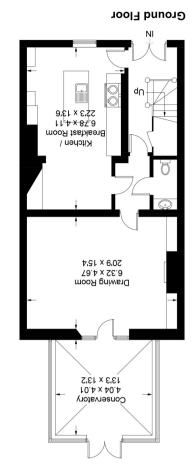












Second Floor

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2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given in good faith and believed to be correct but any intending purchasers or

1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract; Either: Messrs. Stride & Son for themselves and for the Vendors or Lessors of this property whose agent they are give notice that:

Gainsborough House, Lavant, Nr. Chichester, PO18 0BQ.

An impressive Grade II listed period house located on the edge of Lavant village at the foot of The Downs, believed to date from the 1760s'. The property, which is of rendered and colour washed elevations under a tiled roof, was skilfully divided in the 1980's and has been lovingly renovated by the present owners.

Gainsborough House offers 3 generous bedrooms (one with ensuite), with modern bathroom and kitchen fittings but retains its original character with well-proportioned rooms with high ceilings, open fireplace, AGA and superb, recently built, conservatory to the rear. The house enjoys far reaching views over farmland to East Lavant village and across to The Downs and Goodwood racecourse. To the rear of the house is a good sized mature garden and detached studio with **off-street parking** to the front.

The cathedral city of Chichester is approximately 2 miles to the south with its excellent shopping precinct and Festival Theatre, and the house is within walking distance of the village green and local pub. There is a regular bus service to Chichester whilst the nearby Goodwood Estate offers excellent sporting and leisure facilities including horse racing, 2 golf courses, country club and leisure facilities.

The accommodation is arranged as follows:

ENTRANCE HALL: Double radiator. Telephone point. Under stairs store cupboard.

Oak flooring. Door to inner hall:

CLOAKROOM: Low level WC with concealed cistern. Vanity wash hand basin with

cupboard below and mirror over. Extractor fan.

DRAWING ROOM: 20'9 x 15'4. French late 18th Century marble fireplace, surround

> and hearth with recessed display shelves to either side. Two double radiators. TV aerial point. Half glazed door with arched fan light to:

CONSERVATORY: 13'3 x 13'2. Hardwood double glazed construction. Stone floor with

under floor heating. Double glazed doors to terrace and garden with

views over East Lavant to The Downs.

KITCHEN/DINING ROOM: 22'3 x 13'6 max. Extensive range of Neptune base and wall cup-

boards with composite stone work surface. Gas fired AGA. Space and plumbing for larder fridge/freezer. Integrated microwave oven. Island unit with twin bowl stainless steel sink. Integrated dishwasher. TV aerial point. Radiator. Oak flooring. Wine chiller.

From the hallway a staircase leads to:

LARGE 1st FLOOR LANDING: Double radiator. Fitted bookcase. Staircase leading to 2nd floor with

under stairs cupboard.

BEDROOM 1: 15'4 x 14'7. Extensive range of built in wardrobes. Double radiator.

Far reaching views across farmland to Goodwood and East Lavant

village. Door to:

SHOWER ROOM ENSUITE: Fully tiled shower cubicle with hand and overhead shower heads and

glazed screen. Low level WC with concealed cistern. Vanity unit with marble surround, mirror and light over. Heated ladder rack

towel rail. Extractor fan.

BEDROOM 2/SNUG: 14'8 x 12'11. Built in double wardrobe. TV aerial and telephone

points. Hatch to loft.

FAMILY BATHROOM: White suite comprising panelled bath with tiled surround, mixer tap

> and shower attachment. Low level WC. Vanity unit with cupboard below, shaver/light points over. Heated chromium plated towel rail. Fully tiled shower cubicle with mixer control, glazed screen and

extractor fan.

Stairs to:

2nd FLOOR LANDING: Fitted bookshelves. Door to:

BEDROOM 3: 14'4 average measurement x 17'2 (max into eaves). Double

> radiator. Fitted bookshelves. Superb views across farmland to Goodwood and The Downs. Utility cupboard with plumbing for

washing machine and space for dryer.

SERVICES: All main.

EXTERIOR: To the front of the property is a gravelled car park space for 1 car

and to the rear is an attractive lawned garden bounded by well stocked flowerbeds and shrubberies. Paved terrace. Timber built garden store and studio 7' x 5'6 with half glazed double doors, electric light, power and internet connection and views over East Lavant and The Downs. The garden backs onto, and has direct gated

access to, open farmland.

GUIDE PRICE: £725,000 FREEHOLD

DIRECTIONS: Leave Chichester to the north on the A286 road towards Lavant & Midhurst. Follow the road past the Festival Theatre and through Summersdale. At the mini roundabout take the first exit and the

Please Note: Neither the heating system nor the services have been checked by the Agents.

house will be found a short distance along on the right-hand side of







