



26 St. Nicholas Road | Chichester | PO18 0BS

Guide Price £340,000

Freehold



**hancock**

Lettings & Estate Agents



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0BS

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- Freehold
- Virtual Tour
- Family Bathroom
- Close To Schools
- Council Band C
- End Of Terrace
- Two Double Bedrooms
- Large Rear Garden
- Centurion Way

Hancock and Partners are delighted to present this charming two-bedroom end-of-terrace home, ideally located on the sought-after St Nicholas Road in the village of Lavant.

This attractive residence offers well-balanced accommodation across two floors. On the ground floor, you are welcomed by an entrance porch leading into a spacious, open-plan living and dining room, featuring a working fireplace and patio doors that open onto the rear garden. The modern kitchen offers ample storage and worktop space, complemented by a separate utility room for added convenience.

Upstairs, the property boasts two generous double bedrooms, with the principal bedroom benefiting from built-in storage. A contemporary family bathroom, complete with a shower over the bath, serves both





what3words ///

tunes.feel.given



bedrooms.

Outside, the property enjoys a sizeable rear garden bordered by mature shrubs, offering a private and peaceful setting. A gate at the end of the garden provides direct access to the Centurion Way—a scenic walking and cycling route through the countryside. Resident parking is available along the road.

Set in the picturesque village of Lavant, at the edge of the South Downs National Park, this home offers a rare combination of rural charm and modern convenience. Lavant is steeped in history, with roots dating back to the Domesday Book of 1086, and is known for its mix of thatched cottages, Georgian homes, and beautiful natural surroundings. Residents enjoy easy access to stunning walking trails, the historic city of Chichester, and the prestigious Goodwood Estate, which hosts world-class events and provides a range of leisure opportunities including golf, horse racing, and country walks.

This property presents an exceptional opportunity to enjoy a quintessential countryside lifestyle within reach of urban amenities.

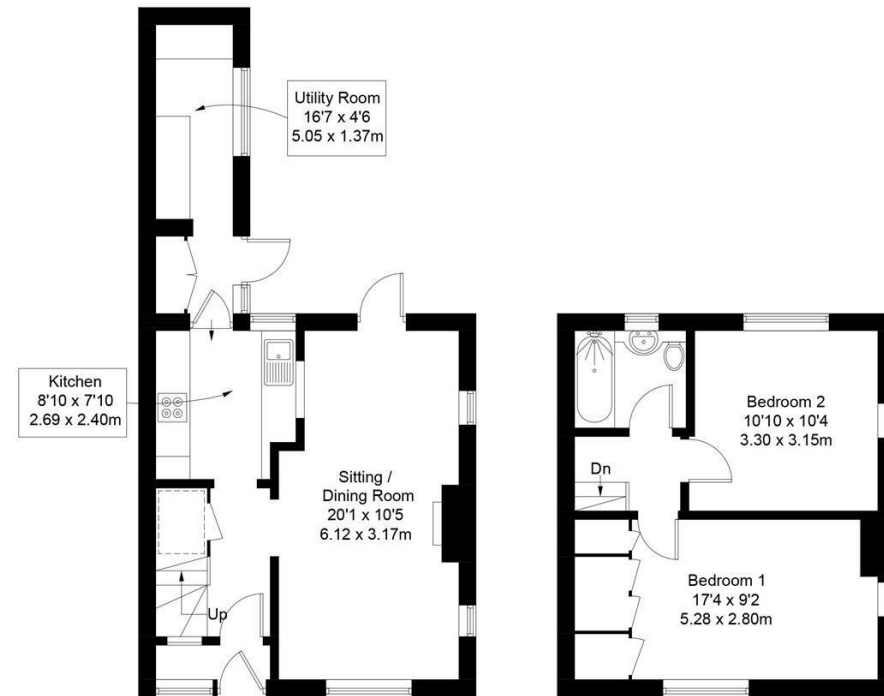


### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## 26, St. Nicholas Road, PO18 0BS

APPROXIMATE GROSS INTERNAL AREA = 778 SQ FT / 72.3 SQ M



### GROUND FLOOR

### FIRST FLOOR

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1209217)

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