



# West Lavant Barns

LAVANT, CHICHESTER, WEST SUSSEX

*An exclusive character development by Seaward Properties of four  
three & four bedroom barn conversions*



## West Lavant Barns

The development comprises three, 3 bedroom and one 4 bedroom high quality barn conversions in an enviable and quiet location in the hamlet of West Lavant, close to the historic cathedral city of Chichester.

The barns date from the early part of the 19th century and until recently have been utilised as farm buildings. Barn 1 was originally a cart shed while Barns 2 and 3 were used for threshing and drying grain. Barn 4 was the granary with the top floor used for the storage of grain and the ground floor for carthorses. The harness room was located at the front of the barn.

Each property has spacious living accommodation, a stylish kitchen and bathrooms, one covered and one open parking spaces. All enjoy excellent views of the surrounding countryside and have turfed gardens with natural stone patios.

The outstanding local countryside to the north offers opportunities for walking, cycling, horse-riding and golf. Kingley Vale National Nature Reserve is almost on the doorstep and contains one of the finest yew forests in western Europe. There is also easy access to the Centurion Way which is a path for cyclists and pedestrians running for approximately 5.2 miles between Chichester and West Dean along a section of the disused Chichester to Midhurst railway line. To the south lies Chichester Marina which offers some of the best sailing on the south coast.

Chichester itself is steeped in history and has a varied and fascinating past with many historical buildings and places of interest including the internationally renowned Festival Theatre and the cutting edge Pallant House Gallery. The city centre offers a wide range of shops, boutiques and restaurants.





*A character development by local award-winning developer Seaward Properties*

The care and attention to detail evident within each Seaward home and the company's ability to achieve the highest levels of quality and workmanship has resulted in a strong reputation for excellence.

West Lavant Barns offer a rare opportunity to purchase a high-quality barn conversion in a location which combines the benefits of a beautiful rural location with close proximity to the vibrant and historic city of Chichester. Each home is covered under the Premier Building Guarantee Scheme.

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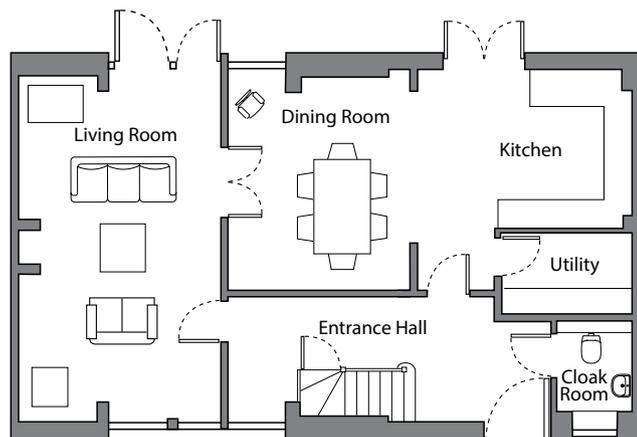


A well-appointed three bedroom barn conversion with excellent views of the surrounding countryside.

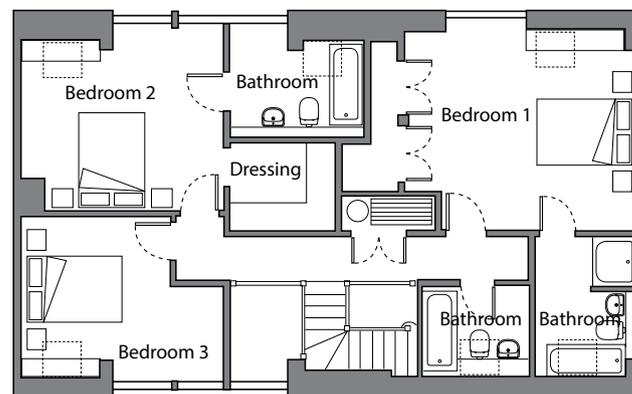
On the ground floor there is a generous living and dining room.

The galleried landing leads to a master bedroom with spacious wardrobe, ensuite bathroom with bath and separate shower cubicle. The second bedroom has an ensuite bathroom and walk in wardrobe and there is a further double bedroom and family bathroom.

There is a large turfed rear garden with a natural stone patio.



Ground Floor



First Floor

## Specification

### KITCHEN

Kitchens are from the Trend Shaker range from award winning kitchen design studio, Sylvarna, with granite worktops. Each kitchen is equipped with an under-mounted stainless steel one and a half bowl sink and Neff appliances. Floor tiles are from the Porcelanosa range.

### BATHROOMS/SHOWER ROOMS

The bathrooms, en-suites and cloakrooms are fitted with white Roca sanitary ware with Hansgrohe chrome taps and shower fittings. Heated chrome towel rails are fitted in all bathrooms. Wall and floor tiles from the Porcelanosa range.

### DOORS & INTERNAL JOINERY

Skirtings and architraves are V grooved, chamfered and finished in Dulux Satin White. Staircase has oak handrail, newel posts, balusters and strings.

Doors on the ground floor are Cottage Oak and on the first floor Mulberry in satin white finish, all by Todd Doors.

Internal walls are finished in Timeless Dulux matt emulsion.

### IRONMONGERY

All ironmongery is in chrome finish.

### ELECTRICAL AND LIGHT FITTINGS

All switches and sockets are white moulded with the exception of the kitchen where fittings are chrome. Downlights in chrome finish.

Black coach lights are fitted to front and rear elevations with low energy bulkhead lights to bin store, cycle stores and car barns.

### GENERAL

Television aerial points are fitted to the living room, kitchen and master bedroom. The living room point includes satellite and FM points with a double power point and BT point. All aerial cables are wired to a booster/amplifier and connected to a digital aerial. Wiring for a future alarm system is in place.

### HEATING

A Mitsubishi Ecodan Air source heat pump upgrades naturally occurring energy from the air to provide heating and hot water.

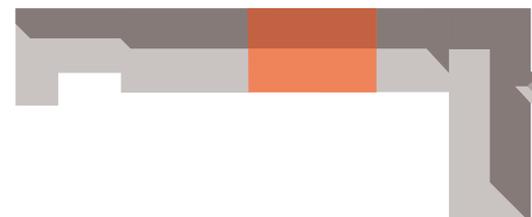
Underfloor heating to the ground floor with Stelrad compact style radiators to first floor rooms.

### EXTERIOR

The exterior is a combination of lime mortar flintwork, bricks and clay plain roof tiles. Driveways and parking areas are finished with shingle. Each property has one covered parking space and one open parking space.

Purpose made double glazed timber windows. The oak front door has multi-point locking systems, chrome effect handles, letter plate and other fittings.

Each property has an outside tap to the rear elevation and there is a secure cycle store and communal bin store.



## Dimensions *Approximate internal room sizes*

	Metric	feet/inches
Kitchen	4450 x 3190	14' 7" x 10' 5"
Dining Room	4300 x 4150	14' 1" x 13' 7"
Living Room	4150 x 6858	13' 7" x 22' 6"
Bedroom 1	4660 x 3925	15' 3" x 12' 10"
Bedroom 2	4150 x 3606	13' 7" x 11' 9"
Bedroom 3	4150 (max) x 3070	13' 7" x 10' 0"



Rowan House, Baffins Lane,  
Chichester, PO19 1UA  
Telephone: 01243 521833  
newhomes@henryadams.co.uk



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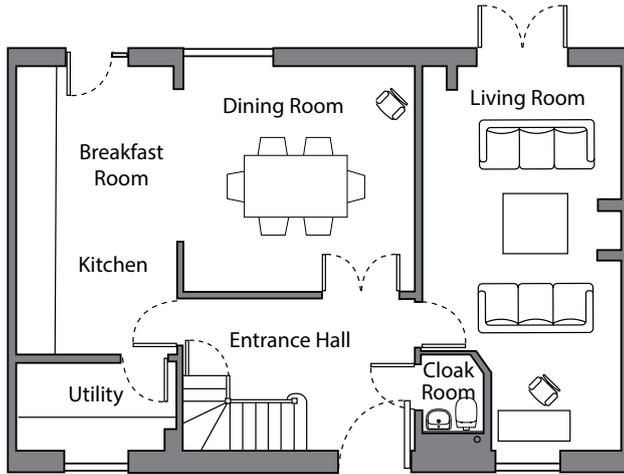


A well-appointed three bedroom barn with excellent views of the surrounding countryside.

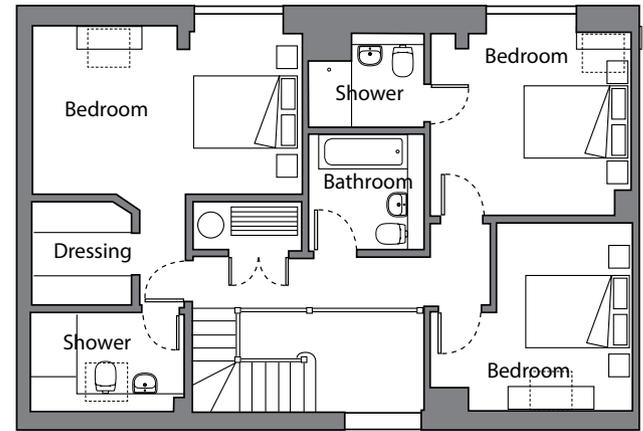
On the ground floor there is a generous living and dining room.

The galleried landing leads to a master bedroom with a walk in wardrobe and en-suite shower room. The second bedroom has an ensuite shower room and there is a further double bedroom and family bathroom.

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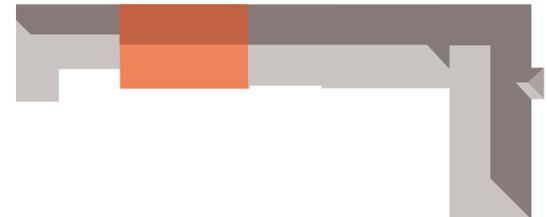
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## Dimensions *Approximate internal room sizes*

	Metric	feet/inches
Kitchen	5306 x 2851	17' 4" x 9' 4"
Dining Room	4350 x 4106	14' 3" x 13' 5"
Living Room	7073 x 3754	23' 2" x 12' 3"
Bedroom 1	5070 x 3056	16' 7" x 10' 0"
Bedroom 2	3760 x 3506	12' 4" x 10' 0"
Bedroom 3	3760 (max) x 3370	12' 4" x 11' 0"



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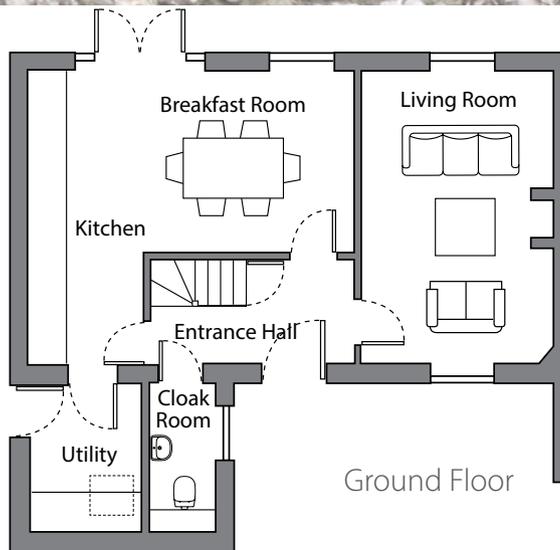


A well-appointed barn with two double bedrooms and a study/bedroom 3.

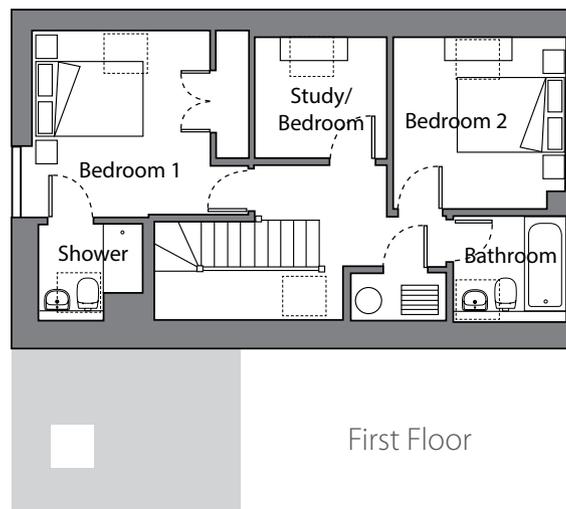
On the ground floor there is a spacious kitchen/breakfast room and a living room.

The galleried landing leads to a master bedroom which has an ensuite shower room and there is a family bathroom.

The double aspect garden is turfed with a natural stone patio.



Ground Floor



First Floor

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## Dimensions Approximate internal room sizes

	Metric	feet/inches
Kitchen/Breakfast Room	5910 x 5366	19'4" x 17'7" (max)
Living Room	5241 x 3526	17'2" x 11'6"
Bedroom 1	3095 x 3275	10'1" x 10'8"
Bedroom 2	3145 x 3125	10'3" x 10'3"
Study/Bedroom	2370 x 2170	7'9" x 7'1"

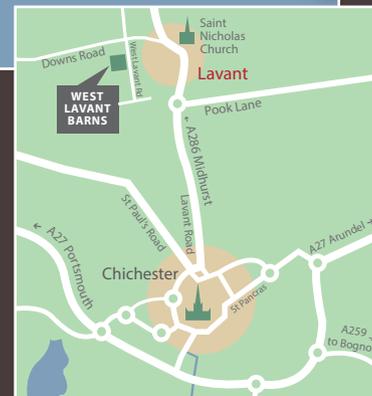


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## Directions

West Lavant Barns are a short drive from Chichester. Proceed north on the A286 from Chichester signposted Lavant and Midhurst. Travel through East Lavant and turn left opposite St Nicholas Church. Follow the AA signs and turn left into West Lavant Road at first set of crossroads. West Lavant Barns can be found on the right hand side. Postcode PO18 9AH



**HENRY ADAMS**

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