





AT A GLANCE

-  Stunning 4 / 5 Bedroom Homes
-  Show Home Now Open Available To View Everyday
-  2800 sq ft Exquisite Accommodation with Underfloor Heating
-  Breath-taking Sylvarna Kitchen With Full Width Bi-Fold Doors
-  Top Of The Range Integrated NEFF Appliances
-  CAT 6 Communications Throughout
-  Off Road Parking 6+ Cars Plus a Garage
-  Successful Applicant Incentives
-  Available Immediately
-  Range Of Additional Fixtures & Fittings Included



ABOUT THE PROPERTY

This exquisite property is a true masterpiece of modern design and luxury, offering an impressive 2800 square feet of living space. As you step inside, you'll immediately notice the attention to detail and the high-quality finishes throughout.

The heart of this home is undoubtedly the bespoke kitchen, meticulously fitted by Sylvarna. It's a chef's dream come true, featuring a central island that not only adds functionality but also serves as a stylish focal point. The kitchen is equipped with top-of-the-line integrated appliances that include a ceiling-to-floor fridge and freezer, a convenient dishwasher, twin ovens with sleek slip & slide doors, and a state-of-the-art induction hob with a modern hidden extractor. This kitchen is not only a culinary haven but also a bright and airy space, thanks to full-width bi-fold doors that seamlessly connect it to the garden. Windows to the side also allow light to flood the kitchen with natural light, creating a welcoming and inviting atmosphere for cooking and entertaining.

The living room is accessed through double Oak doors and features a large square bay window that adds character and charm to the space. On chilly evenings, you can cosy up by the log burner, enjoying the warmth and ambiance it provides.

This property boasts four spacious double bedrooms, each with its own en-suite bathroom designed by ROCA. These bathrooms are a testament to luxury, offering both style and functionality. The principle bedroom is particularly remarkable, spanning the entire property and providing a sense of opulence. It includes a dressing room that's perfect for storing your wardrobe essentials and a spacious bathroom where you can unwind and relax in style. There is a fifth room which would make a lovely nursery or study.





ABOUT THE PROPERTY

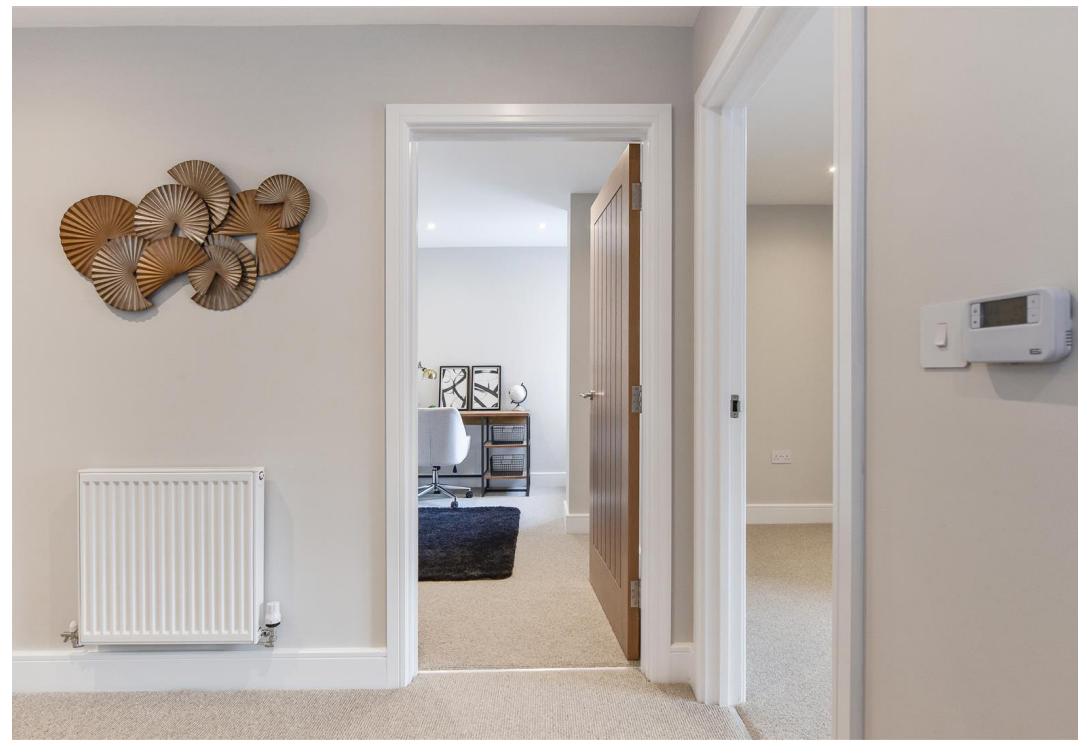
Technology enthusiasts will appreciate that this property is fully wired with state-of-the-art Cat-6 technology, ensuring that you stay connected and enjoy high-speed internet throughout the house.

Parking is never a concern with off-road parking space for 6+ cars, and there's even a garage for additional storage or parking needs. There is a wider than average garden with side access and additional paved sun terrace to the south facing side.

Location-wise, this property is a mere 20-minute walk from a vibrant and dynamic city that offers an array of entertainment options. You can immerse yourself in the world of theatre with two nearby theatres offering captivating productions. For those who love motorsports or horse racing, Goodwood's renowned Festival of Speed and horse racing events are just a stone's throw away. And if you're a beach enthusiast, some of the South's finest beaches are just a short drive away. You can indulge in activities like paddle boarding, swimming, or even dinghy sailing at one of the nearby sailing clubs.

In summary, this property is a masterpiece of contemporary living, offering not only a luxurious and stylish interior but also a location that provides a wealth of entertainment and leisure options right at your doorstep. It's a true haven for those seeking the perfect blend of sophistication and convenience.





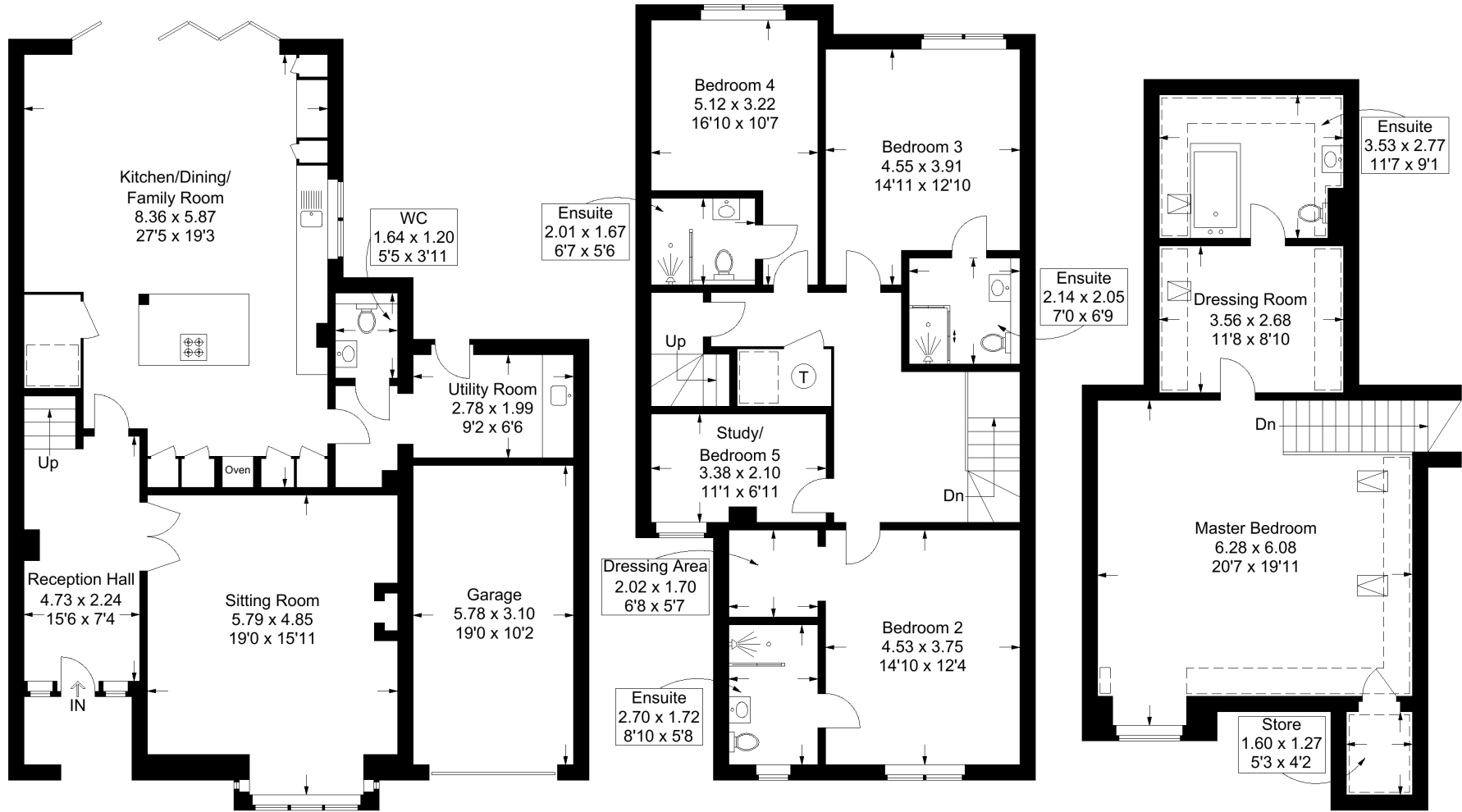






Lavant Road, Chichester

Approximate Gross Internal Area = 257.9 sq m / 2776 sq ft
 (Excluding Reduced Headroom / Eaves)
 Reduced Headroom = 13.9 sq m / 150 sq ft
 Total = 271.8 sq m / 2926 sq ft



Ground Floor

First Floor

Second Floor

= Reduced headroom below 1.5m / 5'0"

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.



LOCATION

Chichester unlike many cities offers the very best of both countryside and the sea. To the south of the city you have award winning beaches at Witterings and a beautiful marina plus several RYA sailing clubs. To the north of the city you have the South Downs providing endless walks and cycle paths.

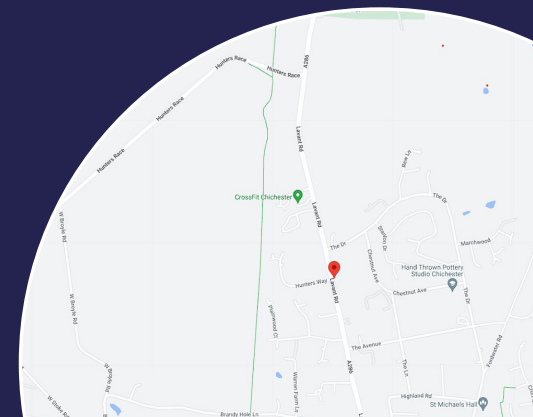
Goodwood Racing - comes in two formats. Horse Racing here offers the most spectacular views over the downs as you watch your riders race to the finish line at one of the country's finest courses.

Goodwood also has an enviable motor racing circuit which also celebrates the Festival of Speed Superb for any petrol head or Revival which takes you back through the decades and offers a magical day for any age group.

From Chichester you can travel to London Victoria and also Gatwick Airport connecting you with Europe. Or a trip to Gunwharf Quays at Portsmouth by train will also provide much entertainment.

Chichester also has the famous Festival Theatre. This unusual hexagon theatre offers some of the very best shows and plays from the West End. This lovely theatre is a mere 20 minute walk from the development.

These truly are most impressive properties in a truly wonderful city.





THE AGENT

Christopher Smeed
Client Director - Sales & Lettings

Chris is an award winning director of estate agency and brings over 25 years of experience to the NEXA team. Winning Gold Best Customer Service 2021, he has continuously delivered excellent standards of customer service throughout his career and specialises in overcoming even the most challenging of property related cases.

The NEXA team is strengthened by having his passion and desire to succeed whilst retaining integrity and honesty throughout the sale process which is why his customers both old and new return time and time again.

Chris and his family are members at Emsworth & Hayling Island Sailing Clubs where he and his family sail.

Christopher Smeed, dedicated agent, loving husband and proud father of 4!

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WHY CHOOSE NEXA?

We are a different type of estate agency. We provide you with a local industry professional to act as your dedicated Client Director who will be your single point of contact. This means you only ever deal with one agent and you receive a seamless and transparent solution.

Our unique business model rewards our Client Directors on a highly competitive results-based structure. This enables us to source the best people for the job and to create a better experience for you, and a more rewarding and motivating experience for our staff.

Your Client Director is personally assigned to you and will provide a personal service from start to finish through the entire journey, available any time of day. This enables us to create a high-performance culture and a customer-centric estate agency.





NEED A MORTGAGE?

We work closely with a small, handpicked selection of professional mortgage brokers who can help you find the right mortgage. There are some great deals out there and a good mortgage broker can help you find them whilst also revealing the loopholes and limitations that apply. This will help to ensure that you find the best lender and agreement for your circumstances and plans. Talk to your NEXA Agent and they will arrange your meeting with one of our excellent mortgage brokers.

NEED A SOLICITOR?

Having worked in property for many years, we have been fortunate enough to build relationships with a number of excellent legal firms and solicitors that specialise in property transactions and contracts. We now work closely with these firms to ensure that our clients have access to the best legal support available in the City. Simply talk to your NEXA agent who will help you find the best solicitor for your needs.

NEXA

PROPERTIES



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