



## Hadley House, Westhampnett

Large family home requiring modernisation set in a 0.9 acre plot.



- ▶ 2,448 sqft
- ▶ Requires Modernisation
- ▶ Kitchen/Breakfast Room & Utility Room
- ▶ Master Bedroom With En-Suite
- ▶ Vacant Possession
- ▶ Private Plot Measuring 0.9 acres
- ▶ Well Proportioned Accommodation
- ▶ Conservatory & Study
- ▶ Double Garage
- ▶ Close To Goodwood

Hadley House is an impressive looking detached house set in a large and mature plot measuring 0.9 acre. Built around 1980, the house offers well proportioned accommodation and a layout that is popular today. The house is now in need of modernisation and is offered for sale with vacant possession.

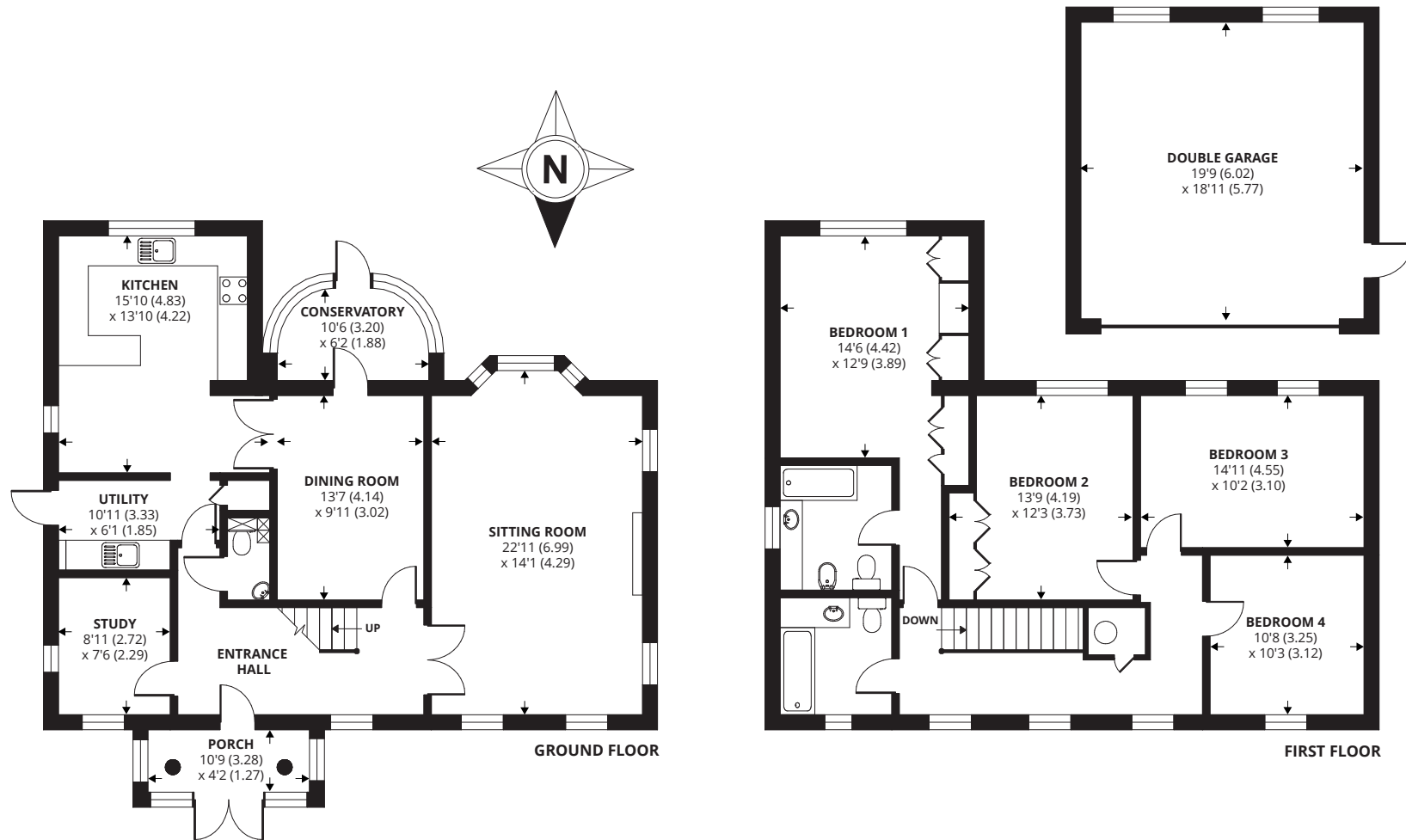
The property is approached via a long tarmac drive, with the house set centrally in its plot. The ground floor has a large principal reception room with a triple aspect and an open fireplace. In addition there is a good size kitchen / breakfast room, dining room, study, utility room and a WC.

The first floor has a master bedroom with en suite bathroom, three further double bedrooms and a family bathroom.

The private garden is mostly laid to lawn, with mature shrubs, hedges and trees providing a high level of privacy. The rear garden benefits from a southerly aspect. There is also a double garage.



APPROX. GROSS INTERNAL FLOOR AREA 2448 SQ FT 227.4 SQ METRES (INCLUDES GARAGE)



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.

## Location

The local March Primary School has an excellent reputation and is within walking distance. Westhampnett is just on the eastern fringe of Chichester and is approximately 1.5 miles from the city centre. Chichester offers excellent high street shopping, many fashionable restaurants, cafes and bars, the Festival Theatre and a mainline station to London Victoria. Nearby Goodwood is famous for its many event days including the world renowned Festival of Speed and Goodwood Revival for motor racing enthusiasts and a season of horse racing. There are excellent sailing facilities around Chichester Harbour and windsurfing from the beaches at West Wittering. The area is a paradise for wildlife enthusiasts, with beautiful walks and cycle tracks over the South Downs and around the harbour.

## Directions

Proceed east out of Chichester along St Pancras and on into Westhampnett Road (A285). At the Sainsbury's roundabout take the first exit, at the next roundabout take the second exit and at the third roundabout take the second exit into Stane Street. After passing the church take the first turning on the left into Claypit Lane (signposted to primary school). Hadley House is on the left after a short distance.

