

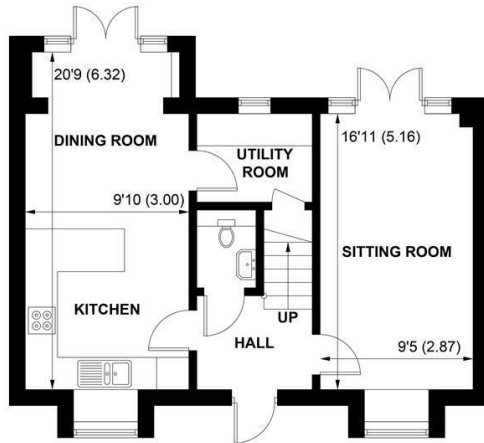
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Sims Williams

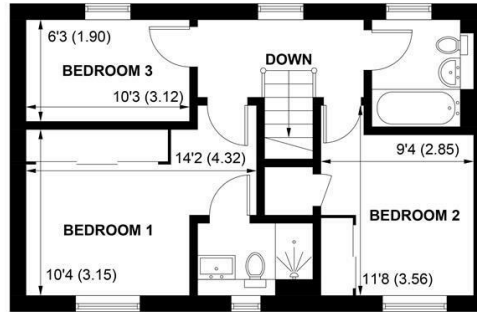


24, VESPASIAN CLOSE, WESTHAMPNETT, CHICHESTER, WEST SUSSEX, PO18 0FS

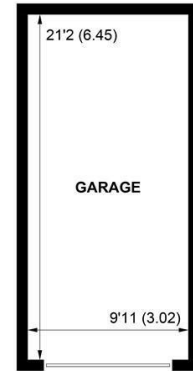




**GROUND FLOOR**



**FIRST FLOOR**



**(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)**

**APPROXIMATE GROSS INTERNAL AREA = 965 SQ FT / 89.7 SQ M**

**GARAGE = 208 SQ FT / 19.3 SQ M**

**TOTAL = 1173 SQ FT / 109.0 SQ M**

**NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2024 ©**

**Produced for Sims Williams**

# £485,000 Freehold

24, VESPASIAN CLOSE,  
WESTHAMPNETT, CHICHESTER,  
WEST SUSSEX, PO18 0FS

- Beautiful Detached Property
- Immaculately Presented Throughout
- Sitting Room
- Kitchen/Dining Room
- Utility Room & Cloakroom
- 3 Double Bedrooms
- Bathroom & En Suite Shower Room
- Southerly Rear Garden
- Garage & Off-Road Parking

## EPC RATING

Current = B

Potential = A

## COUNCIL TAX BAND

Band = E

An impeccably presented detached property located within a quiet cul-de-sac location in the village of Westhampnett, a little over 2 miles away from Chichester and its many amenities including shops, restaurants and excellent travel links.

The well-presented accommodation is arranged over 2 floors and comprises entrance hall with stairs leading to first floor and door to downstairs cloakroom. The light and airy sitting room is double aspect, with French doors opening onto the southerly rear garden.

The kitchen / dining room is also double aspect, with French doors opening onto the garden. The room oozes style with its luxury Amtico flooring and is fitted with a range of sleek modern gloss units, with electric double oven, induction hob and extractor over. There is an integrated dishwasher and space for fridge freezer.

The dining area has ample space for table and chairs and a door leads into the utility room, with further cupboards and integrated washing machine.

To the first floor there are 3 double bedrooms, with bedrooms 1 and 2 housing built-in wardrobes and en suite shower room to bedroom 1. The family bathroom has white suite consisting of panel bath, wall-hung wash basin and concealed cistern WC. Access to loft space via bedroom 2.

Outside, the front door is flanked by planting to either side, with parking in front of the single garage, which has power and lighting. The secluded south facing rear garden has been beautifully landscaped to create interest with gabion walling, areas of planting and a large patio area, for outside entertaining. There is also power and outside tap.

## Disclaimer...

As the seller's agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property or issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.



