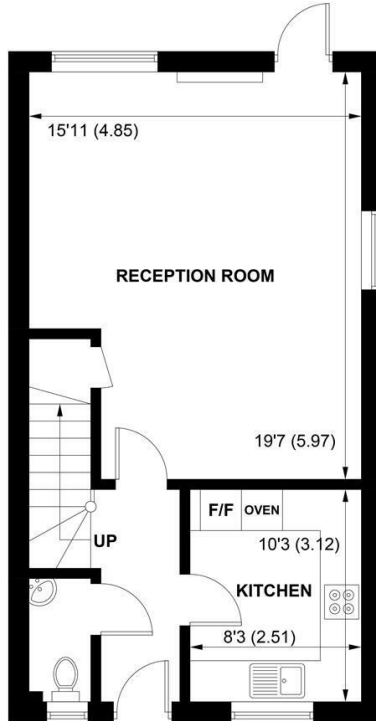


SW

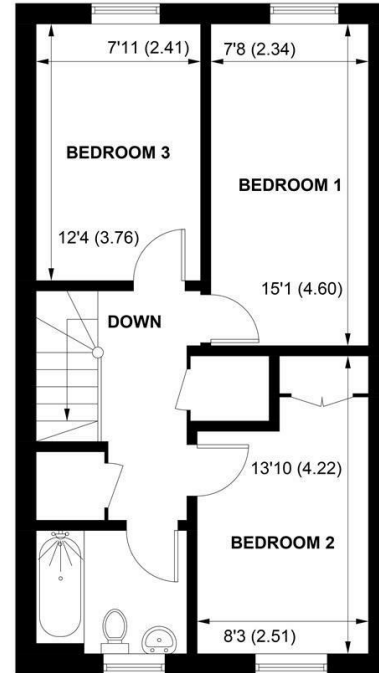
Sims Williams



7 VESPASIAN CLOSE, WESTHAMPNETT, WEST SUSSEX, PO18 0FS



GROUND FLOOR



FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 976 SQ FT / 90.7 SQ M

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

Produced for Sims Williams

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£400,000 Freehold

7, VESPASIAN CLOSE,
WESTHAMPNETT,
WEST SUSSEX, PO18 0FS

- End Of Terrace Modern House
- Popular Development
- Close to Goodwood
- Open Plan Living Area
- Stylish Fitted Kitchen
- Three Bedrooms
- Bathroom & Cloakroom
- Low Maintenance Rear Garden
- Allocated Parking

EPC RATING

Current = B

Potential = A

COUNCIL TAX BAND

Band = D

This attractive, modern house, offered for sale either at its full market value, or on a shared ownership basis forms part of a popular development, just on the north east side of Chichester.

Westhampnett is only a short distance from the famous Goodwood motor racing circuit, as well as the Rolls-Royce factory. In addition, the horse racing course, described by some as "the most beautiful in the world", is just up the road and attracts visitors from all over the world.

The house is very well presented throughout and comprises entrance hall with door leading to the open plan living area, with ample room for dining table and chairs and doors opening onto the rear garden.

The kitchen is fitted with a range of stylish modern units with electric oven and hob and integrated appliances. A cloakroom completes the ground floor accommodation.

To the first floor there are 3 bedrooms and family bathroom comprising bath, wash basin and WC.

Outside the front is open plan with door leading to the front door. The rear garden has been designed for ease of maintenance. There is allocated parking situated nearby, as well as visitor parking.

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.

Directions.....

From the end of East Street in Chichester, proceed east into St Pancras and continue into Westhampnett Road. Continue until you reach the roundabout with the hotel on the left hand side. Take the second exit into Stane Street and take the 5th turning on the right into Hadrian Drive. Then take a left turning into Augustus Road and then first right into Vespasian Close.

