


The logo for Sims Williams, featuring the letters 'SW' in a stylized, cursive font.

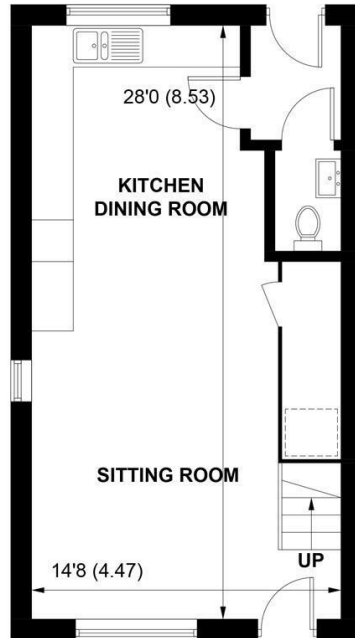
Sims Williams



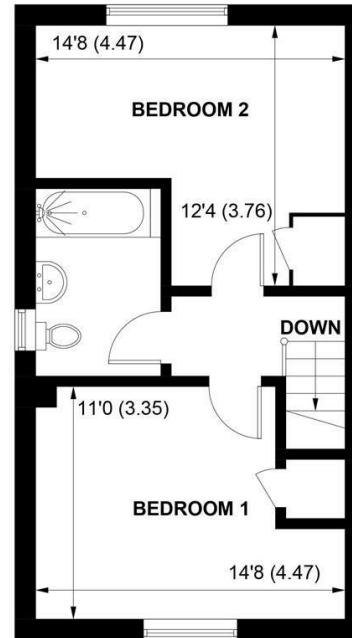
16 FAIRMAN ROAD, WESTHAMPNETT, WEST SUSSEX, PO18 0GD



 = Reduced headroom below 1.5m / 5'0



**GROUND FLOOR**



**FIRST FLOOR**

**APPROXIMATE GROSS INTERNAL AREA = 821 SQ FT / 76.3 SQ M**

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

# £350,000 Freehold

16, FAIRMAN ROAD,  
WESTHAMPNETT,  
WEST SUSSEX, PO18 0GD

- No Onward Chain
- Semi-Detached House
- Favoured Development
- Beautifully Presented
- Open-Plan Living/Kitchen Area
- 2 Double Bedrooms
- Bathroom & Cloakroom
- Landscaped Rear Garden
- Off-Road Parking

## EPC RATING

Current = B  
Potential = A

## COUNCIL TAX BAND

Band = D

Offered for sale with no onward chain, this beautifully presented semi-detached house is located in a popular residential location, lying just east of Chichester.

Accommodation is arranged over 2 floors and comprises entrance hall with stairs to first floor and door leading to the open-plan kitchen/living area. The kitchen is fitted with a range of stylish modern units, work surfaces and appliances. A useful downstairs cloakroom completes the ground floor.

To the first floor there are 2 double bedrooms and bathroom with white suite consisting of bath with shower over, wash basin and WC.

Outside, the front has a brick pavior driveway with parking for 2 cars. There is pretty border planting by the front door.

The attractive rear garden has been landscaped to provide areas of lawn, patio and raised planting areas. There is a useful timber shed and greenhouse.

The property can also be purchased on a SHARED OWNERSHIP basis at 25% of its open market value of £350,000 which is £87,500.

## 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...

Heading east out of Chichester follow Westhampnett Road then turn onto Madgwick Lane. Take a right into the Madgwick Park Development then another right into Fairman Road, the house can be found on the right hand side.

