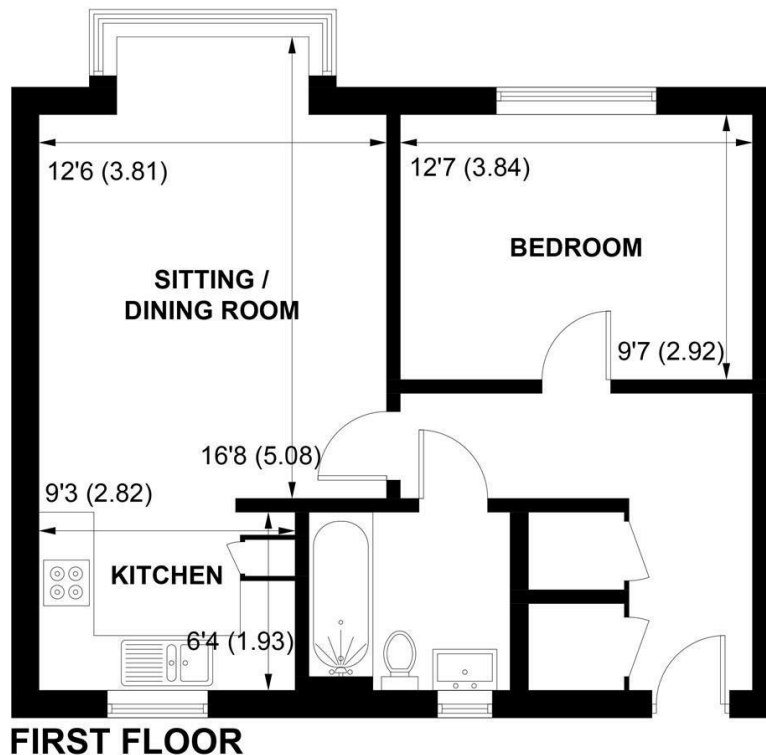


SW

Sims-Williams



38 LILLYWHITE ROAD, WESTHAMPNETT, WEST SUSSEX, PO18 0SQ



APPROXIMATE GROSS INTERNAL AREA = 549 SQ FT / 51.0 SQ M

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

**CHICHESTER OFFICE**

8-9 Southgate  
Chichester  
PO19 1ES

Tel 01243 787868  
chichestersales@simswilliams.co.uk  
simswilliams.co.uk

# £70,000 Leasehold

38, LILLYWHITE ROAD,  
WESTHAMPNETT,  
WEST SUSSEX, PO18 0SQ

- First Floor Apartment
- No Onward Chain
- Highly Regarded Development
- Well Presented Throughout
- Hallway With Storage Cupboards
- Open Plan Living Area
- Stylish Fitted Kitchen
- Modern Bathroom
- Designated Parking Space

## EPC RATING

Current = C  
Potential = C

## COUNCIL TAX BAND

Band = B

A well-presented first floor apartment within an attractive development in the semi-rural location of Westhampnett, lying just to the east of Chichester.

The property is offered for sale with no onward chain and the well-appointed accommodation comprises secure entry into the communal area with stairs leading to the first floor. Personal front door opening onto the L-shaped hallway with generous storage cupboards.

The open-plan kitchen/living area is fitted with a range of stylish modern units, with electric oven, gas hob and extractor over. There is space and plumbing for further appliances and ample room for dining table and chairs.

There is a double bedroom and bathroom consisting of bath with shower over, wash basin and WC.

Outside there is a designated parking space.

## Tenure

The property is subject to a 125 year lease from 2010, with 108 years remaining. The lease is an 80% Restrictive Lease on a Shared Ownership basis. Monthly Rent is £409.83, Monthly Service Charge is £163.04, both of which are reviewed annually on 1st April.

## 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 Portfield roundabout at Chichester heading west, take the 2nd exit from the Chichester bypass, then at the next roundabout take the 3rd exit onto Stane Street towards Westhampnett. Continue past the small church and then Claypit Lane and you will see the turning on the left into Wealden Drive. Continue until the road turns into Lillywhite Road and the property will be found on the right hand side.

