

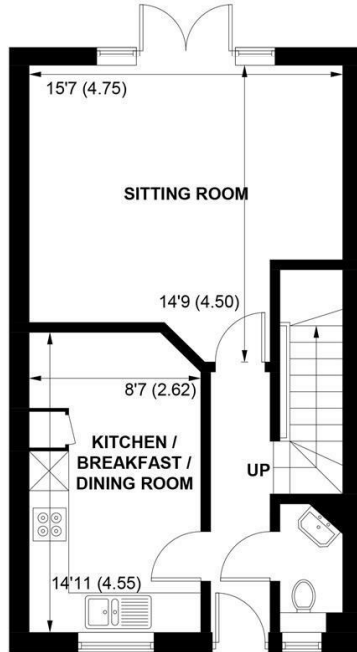


Sims Williams

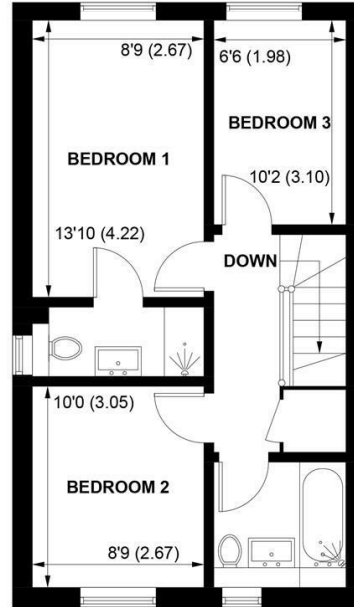


30, VESPASIAN CLOSE, WESTHAMPNETT, CHICHESTER, PO18 0FS

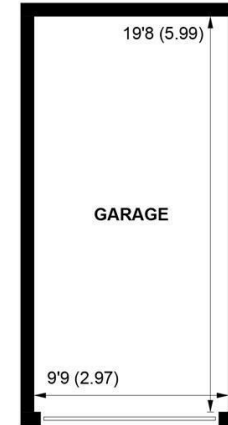




GROUND FLOOR



FIRST FLOOR



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

APPROXIMATE GROSS INTERNAL AREA = 883 SQ FT / 82.0 SQ M

GARAGE = 190 SQ FT / 17.7 SQ M

TOTAL = 1073 SQ FT / 99.7 SQ M

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

£410,000 Freehold

30, VESPASIAN CLOSE,
WESTHAMPNETT,
CHICHESTER, PO18 0FS

- Semi Detached House
- Hallway & Cloakroom
- Fitted Kitchen/Dining Room
- Sitting Room
- Main Bedroom With Shower Room
- 2 Further Bedrooms
- Family Bathroom
- Secluded Gardens
- Driveway & Garage

EPC RATING

Current = B

Potential = A

COUNCIL TAX BAND

Band = D

This 3 bedroom house is immaculately presented and can be found towards the end of a cul de sac on the periphery of the development. With uninterrupted countryside views to the front of the property.

The hallway has stairs to the first floor and a cloakroom with WC and wash basin.

There is a generously sized sitting room with under stairs cupboard and doors out into the secluded rear garden.

The fitted kitchen/dining room is a particular feature of the house with a good range of counter tops with cupboards and drawers under. Range of wall cupboards. Gas hob with extractor chimney over and eye level integrated oven. Space and plumbing for washing machine, integrated dishwasher and larder style fridge/freezer.

On the first floor the main bedroom has a shower room en suite. There are 2 further bedrooms and a family bathroom.

Outside the rear gardens have been particularly well planted to provide good privacy from the neighbours. The majority is shingle with a small patio area and there is side access to the driveway and garage. The garage has an up and over door plus power and light.

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.



