

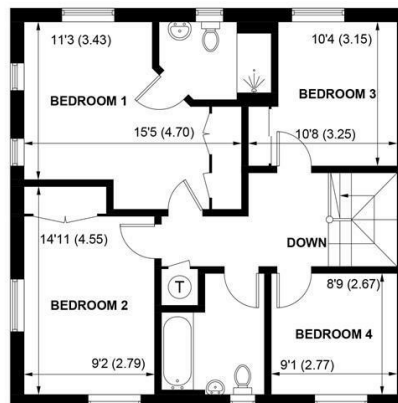


2, WEALDEN DRIVE, WESTHAMPNETT, CHICHESTER, WEST SUSSEX, PO18 0SF



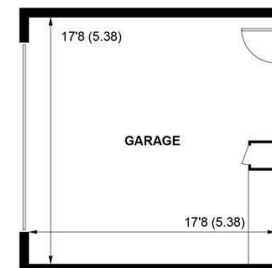


GROUND FLOOR



FIRST FLOOR

 = REDUCED HEADROOM BELOW 1.5M / 5'0"



(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)

APPROXIMATE GROSS INTERNAL AREA = 1503 SQ FT / 139.6 SQ M

GARAGE = 314 SQ FT / 29.2 SQ M

TOTAL = 1817 SQ FT / 168.8 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2025 ©

Produced for Sims Williams

£625,000 Leasehold

2, WEALDEN DRIVE,
WESTHAMPNETT, CHICHESTER,
WEST SUSSEX, PO18 0SF

- Flint & Brick Detached Residence
- Impeccably Presented Throughout
- Spacious Living/Dining Room
- Stylish Kitchen/Breakfast Room
- Study & Downstairs Cloakroom
- 4 Double Bedrooms
- Family Bathroom & En Suite
- Wraparound Gardens
- Double Garage & 2 Parking Spaces

EPC RATING

Current = C

Potential = B

COUNCIL TAX BAND

Band = F

An impeccably presented detached property occupying a corner plot in a favoured development within Westhampnett, lying just to the east of Chichester.

The light and spacious accommodation is arranged over 2 floors and comprises welcoming entrance hall with door leading to the kitchen/breakfast room, which is fitted with a range of stylish units with integrated appliances, with ample room for table and chairs.

The generous living/dining room enjoys views over the rear garden and a useful study and downstairs cloakroom complete the ground floor.

To the first floor there are 4 double bedrooms, with en suite shower room to bedroom 1 and further family bathroom with white suite consisting of bath with shower over, wash basin and WC.

Outside, the delightful wraparound gardens have areas of lawn, patio and established planting. There is access to the double garage, with power and lighting as well as parking for 2 vehicles.

Tenure

The property is subject to a 250 year

lease, with 231 years remaining. Ground rent is approximately £364.00 per annum and service charge is approximately £328 per annum. payable half-yearly.

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. The property will be found on the right hand side.



