

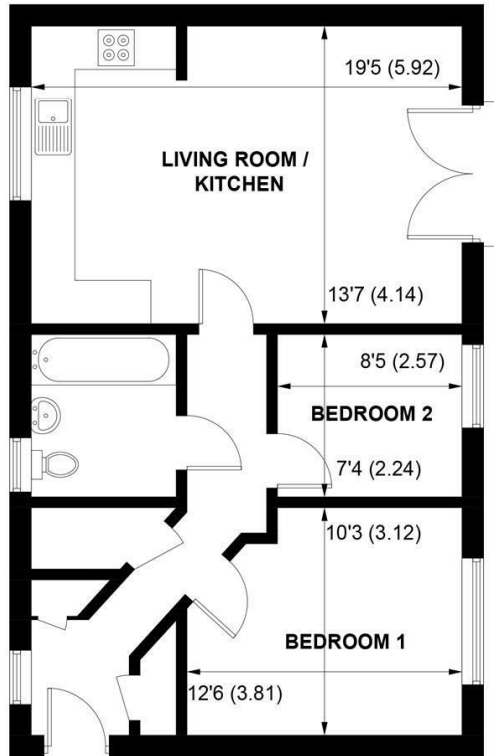


SW

Sims Williams

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





FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 635 SQ FT / 59 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2020 ©
Produced for Sims Williams

£129,250 Leasehold

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

- First Floor Maisonette
- Sitting/Dining Room
- Open Plan Kitchen
- 2 Double Bedrooms
- Bathroom
- Shared Garden
- Private Parking Space
- Gas Fired Central Heating

EPC RATING

Current = C

Potential = C

COUNCIL TAX BAND

Band = B

A 2 double bedroom maisonette available on a SHARED OWNERSHIP SCHEME at £129,250, BEING A 55% SHARE of the full open market value of £235,000. The property is located on the periphery of the Goodwood Estate in the village of Westhampnett about 1.5 miles from Chichester.

The property is accessed by it's own private front door with stairs leading up to the front door. From the landing there are doors to all principle rooms. The Sitting/Dining Room has double glazed French doors leading to a Juliette balcony. There is a further window to the side. The Sitting Room opens onto the superb fitted kitchen with a comprehensive range of cupboards and drawers incorporating a gas hob and electric fan assisted oven. There is space and plumbing for a washing machine and larder style 'fridge/freezer.

There are 2 double bedrooms with views to the front aspect. The bathroom has a panel bath with separate shower over head, low level WC and pedestal wash hand basin. Gas fired central heating via radiators.

Outside there is a shared garden with the flat below and each has it's own private garden shed. There is a further private store measuring approximately 3.3 meters by 1.1 meters and which is integral to the building. There is a private allocated car parking space and further visitors parking. Brick built cycle and refuse store shared with Flat 9.

Tenure - 125 year lease from 2002. Service charge £85.00 per month including ground rent. Monthly rental payment £208.00.

Westhampnett is situated just to the east of Chichester, with easy access to Sainsbury's, as well as Goodwood and the A27. There is a good range of shops and restaurants in the city and sporting activities in the area include sailing at Chichester Harbour and golf and racing at Goodwood.

Disclaimer

As the sellers 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 relating to title or other legal 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 roundabout adjacent to the Jarvis Hotel, take the exit into Stane Street, towards Westhampnett. Continue past the small church and then Claypit Lane and you will see the turning on the left into the development (Wealden Drive). Proceed straight through and then bare to the left hand side.



