



21 Clark Drive | Westhampnett | PO18 0GA

Guide Price £465,000

Freehold



hancock

Lettings & Estate Agents

Clark Drive | Westhampnett | PO18 0GA

Guide Price £465,000

- No onward chain
- Contemporary accommodation
- Within builders guarantee
- Gas fired central heating
- Local amenities close by
- Council tax band - E

This beautifully presented detached home occupies a generous corner plot with an open outlook over the nearby green. The garden is a particularly attractive feature with a lovely patio and the garage and generous driveway provide ample off-road parking. It is offered to the market with no onward chain.

Accommodation

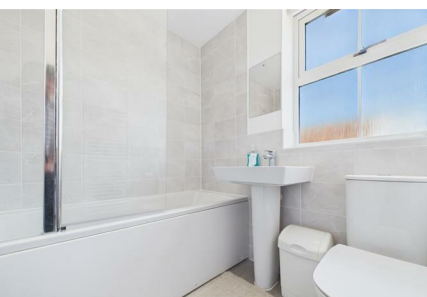
The accommodation is arranged over two floors. On the ground floor, the entrance hall gives access to a bright, dual-aspect sitting room, a useful cloakroom and the spacious, open-plan kitchen/ dining room – another dual aspect room with French doors opening into the garden. The modern, fitted units have under-cupboard lighting and include a gas hob with electric oven underneath and an integrated dishwasher and fridge-freezer. The adjoining utility room provides ample further storage, plus plumbing for a washing machine and access to the driveway / garage.

On the first floor, there are three bedrooms – 2 doubles



what3words ///

homes.clown.flags



and a single. Both doubles have extensive, built-in wardrobes with attractive mirror doors and the main bedroom has a stylish en-suite with shower. There is also a useful storage cupboard on the landing. A modern family bathroom with bath and shower over completes the accommodation.

Outside

To the side of the property there is a good-sized and delightful garden. This is mainly laid to lawn but with mature borders and shrubs and a lovely sunlit patio, plus an outside tap and double power points. A gate gives side access to the driveway, which provides ample off-road parking and to the garage, which has an up and over door and an electric car charging point.

Location

The property is located in the semi-rural village of Westhampnett, but under a mile away from the vibrant city of Chichester and all it has to offer.

Westhampnett has a popular school and pre-school. And the famous Goodwood estate is only a stone's throw away and easily accessed via numerous footpaths.

Chichester offers a wide selection of shops, pubs, bars and cafes, plus famous attractions like Chichester Cathedral, the Chichester Festival Theatre and the Pallant House Gallery. Its mainline rail station provides services to London, Victoria. And to the south lie beaches such as West Wittering and East Head.

Additional Information

Tenure: Freehold

Council Band: E

Broadband: Up to 1000 mbps

Mobile: EE, Three, 02, Vodafone



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B		
(69-80) C	83	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Floor 0



hancock
Lettings & Estate Agents

5 Northgate
Chichester
West Sussex
PO19 1BA
01243 531155

sales@hancockpartners.co.uk
www.hancockpartners.co.uk