

Offers Over £400,000
Freehold

cubitt & west



Over 60?
*You could get up to
40% off the price! **

The Sadlers, Westhampnett, Chichester, West Sussex,



- 3 double bedroom attached executive home
- Spacious master bedroom with en-suite bathroom
- Sun room overlooking stunning gardens
- Attached carport
- Attractive private development

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The Sadlers, Westhampnett, Chichester, West Sussex, PO18 0PR

parking behind with visitors parking close by.

This rarely available property in this ever popular development, with its close proximity to Chichester and rural rustic feel, will leave you wanting for nothing. The property would be ideal for working professionals who like to entertain, but would also suit family living as it has well balanced accommodation. The property is tucked away in a quiet cul-de-sac, offering peace and tranquillity. The generous entrance hall is welcoming with a modern cloakroom immediately accessible. The spacious lounge is ideal for entertaining and spending time with friends and family or sitting back by the fire, reading a book and relaxing. Opening into the sun room, this offers some fantastic views over the private garden. The

stylish kitchen has an extensive range of wall and floor units and is perfectly equipped for the budding chef who likes to entertain. On the first floor there are 2 double bedrooms serviced comfortably by the family bathroom which has a shower as well as a full sized bath. Leading up to the second floor you will find the spacious master bedroom. This bedroom enjoys beautiful distant views and has the added benefit of an en-suite bathroom.

Outside, the rear garden is generous, larger than most and laid to lawn with sweeping borders. A patio seating area offers the perfect setting to enjoy alfresco dining, whilst catching the last of the sunshine. The parking facilities more than cater for most, the covered parking and additional

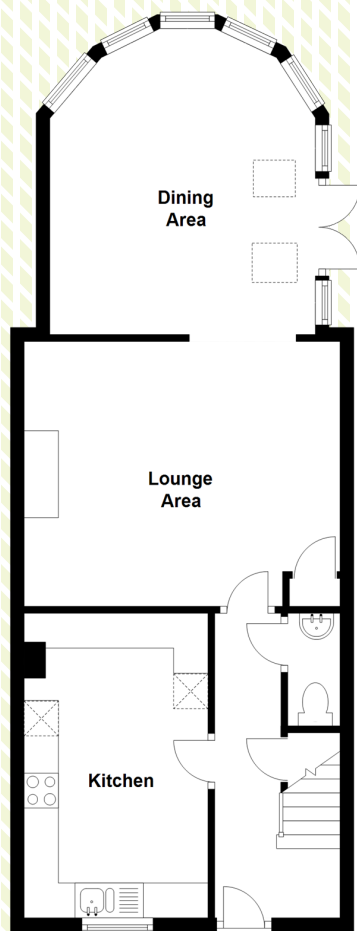
What the owner says...

"We were attracted to the house some years ago, the position was superior to others we had seen. Being positioned at the end of the cul-de-sac very few people pass our door. The garden is a passion of ours and we have been very strategic with planting shrubs to offer maximum privacy.

We really enjoy the location, having easy access to Chichester, but not having the hustle and bustle of everyday City life was most appealing. With the recent additions of John Lewis & M&S on the retail parks we rarely need to travel into the centre."

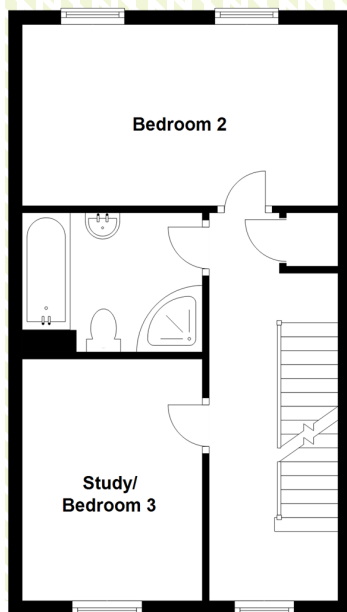
Ground Floor

Approx. 54.1 sq. metres (582.3 sq. feet)



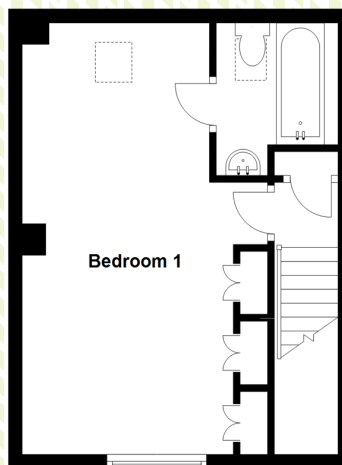
First Floor

Approx. 38.2 sq. metres (410.9 sq. feet)



Second Floor

Approx. 28.6 sq. metres (307.7 sq. feet)



Accommodation

GROUND FLOOR

Entrance hall

Kitchen

14'3 x 8'9 (4.35m x 2.67m)

Lounge

15'3 x 12'4 (4.65m x 3.76m)

Sun room

14'4 x 13'6 (4.37m x 4.12m)

Cloakroom

5'5 x 2'6 (1.65m x 0.76m)

FIRST FLOOR

Landing

Bedroom 2

15'3 x 8'6 (4.65m x 2.59m)

Bathroom

8'8 x 6'6 (2.64m x 1.98m)

Bedroom 3/study

11'4 x 8'9 (3.46m x 2.67m)

SECOND FLOOR

Landing

Master bedroom

20'0 (6.10m) x 10'0 maximum (3.05m)
narrowing to 9'0 minimum (2.75m)

En-suite bathroom

7'0 x 5'11 (2.14m x 1.80m)

OUTSIDE

Garden

Covered parking





Nearest Schools

Primary Schools: March CoFE Primary, The 0.4 miles, Portfield Community Primary 0.5 miles, Jessie Younghusband Primary 1.1 miles

Secondary Schools: Fordwater School, Chichester 0.8 miles, St Anthony's School 1.1 miles, Chichester High School 1.4 miles,



Transport Information

Train Stations: Chichester 1.5 miles, Fishbourne 2.6 miles, Bosham 3.9 miles



Directions

For directions to this property please contact us.



Address

The Sadlers, Westhampnett, Chichester, West Sussex, PO18 0PR

Buying a property is a big commitment and we recommend that you visit the local authority website and these websites which offer helpful information about the property and local area before proceeding:

- www.environment-agency.gov.uk
- www.landregistry.gov.uk
- www.gov.uk/green-deal-energy-saving-measures
- www.homeoffice.gov.uk
- www.ukradon.org
- www.fensa.org.uk
- www.nesltd.co.uk



The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/ building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.
*Through our partnership with Homewise we can offer a simple 'Home For Life Plan' which will grant you a lifetime lease for your protection. This could enable you to reduce the price of your next property by up to 40%. You could increase your budget, raise money and/or clear debts.

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CHICHESTER

01243 786581

chichester-web@cubittandwest.co.uk

59 East Street, Chichester, West Sussex, PO19 1HL

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