







## 6 The Sadlers, Westhampnett

An outstanding detached house in a small private cul-de-sac location on the cusp of Chichester and the glorious South Downs countryside



- ▶ **Tastefully remodelled detached house**
- ▶ **Formal sitting room**
- ▶ **Study**
- ▶ **West facing rear garden**
- ▶ **2,075 sqft accommodation**
- ▶ **Open plan everyday living space and kitchen**
- ▶ **Two en-suite bedrooms**
- ▶ **Cul-de-sac location**

This stunning four bedroom detached house is situated in a small private cul-de-sac setting about a mile and a quarter from the city centre and on the door step of the Goodwood Estate and South Downs countryside.

Since purchasing the property in 2017 the current owners have extensively remodelled and updated the property to create a very special home indeed. The ground floor accommodation now includes fabulous open plan living space overlooking the rear garden. The family room area has a skylight roof lantern and bi-folding doors to the garden and archways to the spacious dining area and stylish kitchen/breakfast room which includes integrated appliances. A door from the kitchen opens to a separate utility room. The ground floor continues with a cloakroom off the entrance hall, a formal sitting room and a study. Upstairs, both the principal bedroom and the main guest bedroom are both en-suite and there are two further bedrooms and a family bathroom.

Outside, the frontage has a wide driveway providing parking for two cars and leads to a single garage. The attractive west facing rear garden has a paved patio giving way to lawn and borders.

Communal Charge: Currently £564 pa

Chichester District Council - 23/24 Tax Band G £3,592.25

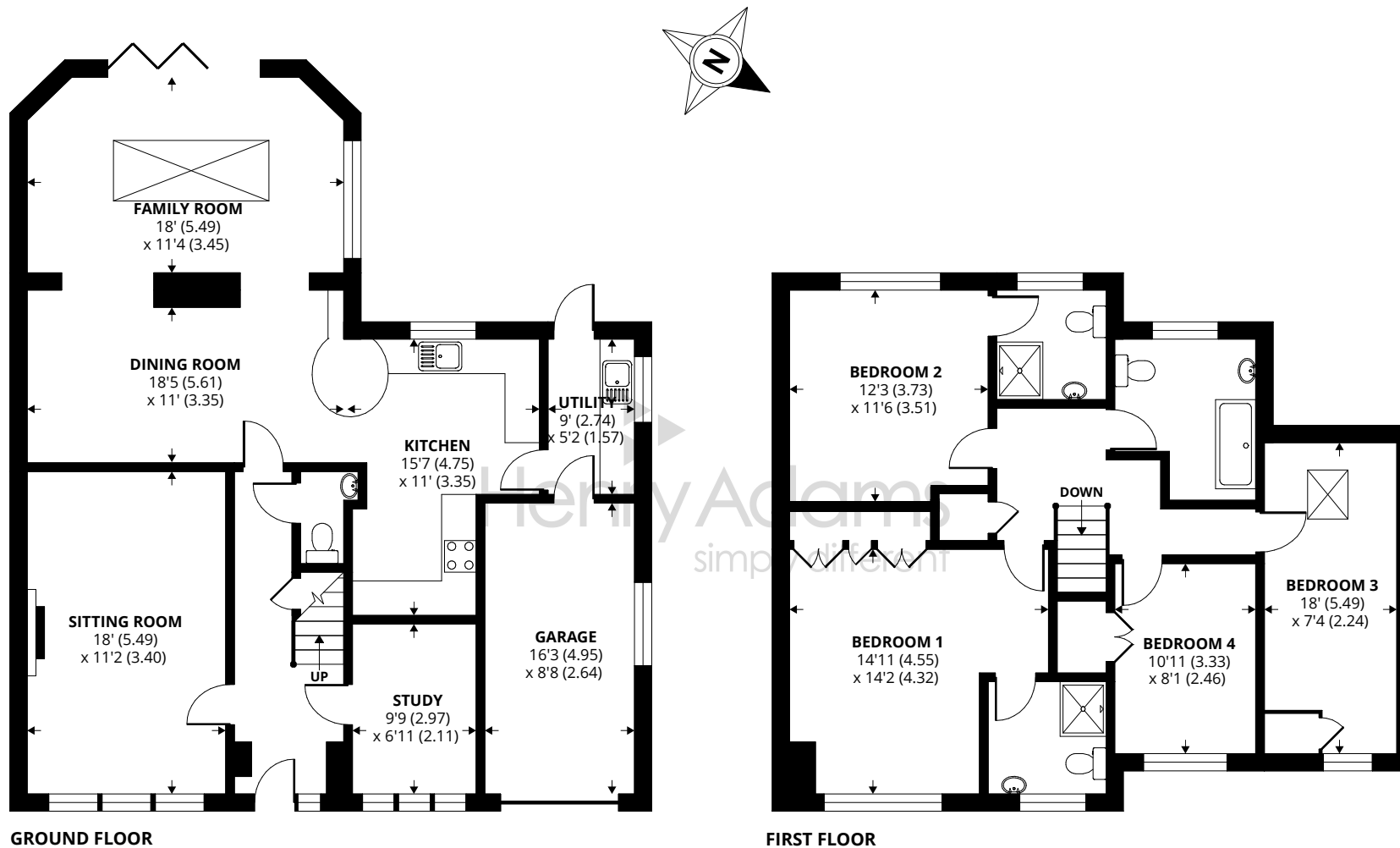












Approximate Area = 2075 sq ft / 192.7 sq m (includes garage)

For identification only - Not to scale



Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

## Location

Goodwood is close by with its historic motor racing circuit, airfield and racecourse. The Goodwood Park Hotel with sports and leisure facilities and two superb golf courses, both part of the Duke of Richmond's estate, are just up the road. Chichester offers excellent high street shopping and a wide range of fashionable cafes, restaurants and bars. There is also a wide range of recreational and cultural amenities including the renowned Festival Theatre. There are superb sailing facilities around Chichester Harbour and water sports from the beaches at West Wittering. The area is a paradise for wildlife enthusiasts, with beautiful walks and cycle tracks over the South Downs and around the harbour.

## Directions

Proceed east out of Chichester along St Pancras, at the final roundabout take the first exit off into Madgwick Lane (signposted to Goodwood). Take the first turning on the left into The Sadlers, proceed over the river and turn immediately right where number 6 will be found.

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