









## Longstone, Westerton

A substantial house situated in a pleasant semi-rural hamlet.



- ▶ **Extended detached house**
- ▶ **Four reception rooms**
- ▶ **En-suite bathroom and separate bathroom**
- ▶ **Attractive gardens of 1/3 acre**
- ▶ **Various outbuildings/workshops**
- ▶ **Close to Goodwood & Chichester**
- ▶ **Five bedrooms**
- ▶ **Large loft space**
- ▶ **Driveway, covered parking and double garage**
- ▶ **Chain free**

Situated in a highly sought-after position, just outside Chichester and a stone's throw from the Goodwood Estate, is this extended detached house. Offered for sale with vacant possession, the house requires some modernisation but allows a buyer to create a fabulous family home in a lovely setting.

As mentioned previously, the property has been extended to form both spacious and versatile accommodation, which includes four reception rooms and five bedrooms. The large and useful loft space is easily accessible via a permanent staircase from the landing.

Outside, the gardens are salient feature, enjoying a due southerly aspect to the rear, are well-tended and measure approximately 1/3 acre. A patio area adjoins the rear of the house which leads to lawn with established flower, shrubs, and trees. To the front of the property is a large driveway which leads to the double garage and a further covered parking area with attached workshop/store. Attached to the garage is a useful workshop and further attached store.

Agents Note: In accordance with the provisions of the Estate Agents Act 1979, we confirm that the vendor is a Partner of Henry Adams.

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

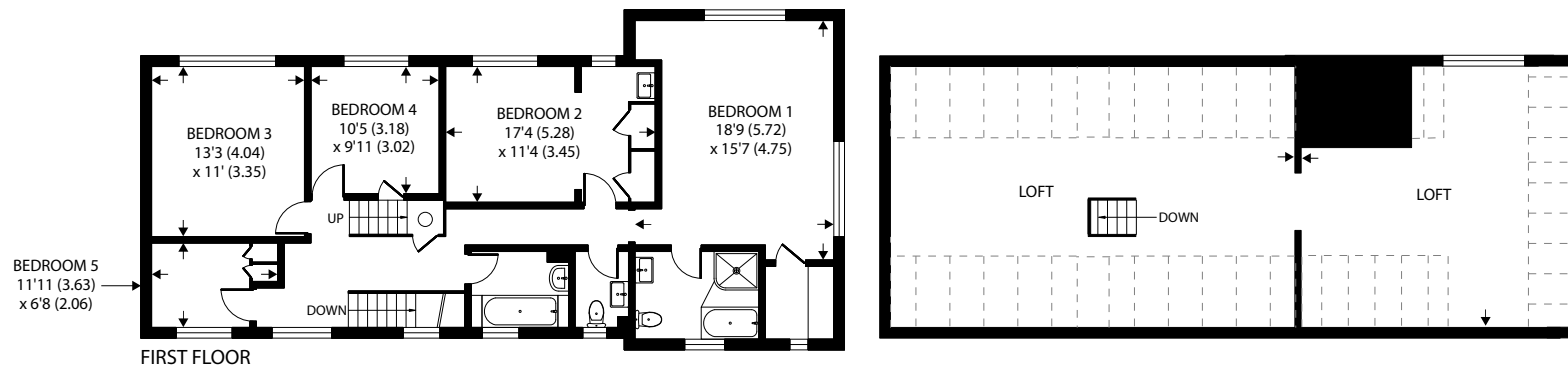




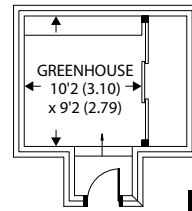
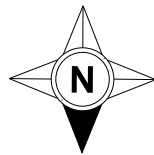




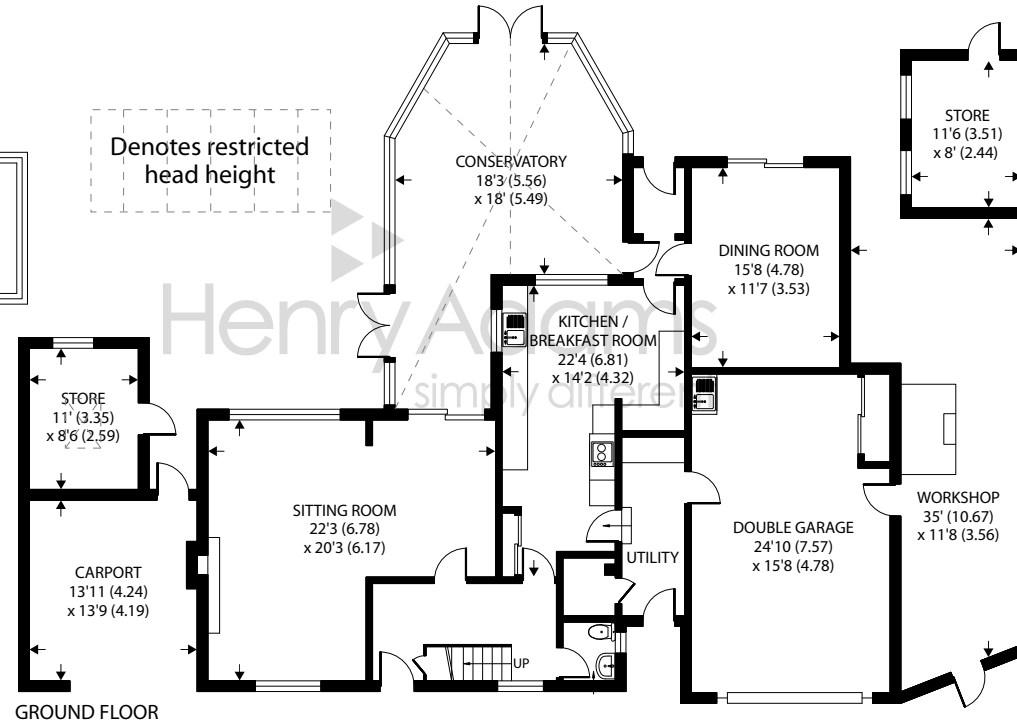




FIRST FLOOR



Denotes restricted head height



GROUND FLOOR

Approximate Area = 3040 sq ft / 282.4 sq m (includes garage and excludes carport / loft room)

Outbuildings = 339 sq ft / 31.4 sq m

Total = 3379 sq ft / 313.8 sq m

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

Westerton is a charming delightful hamlet two and half miles north east of Chichester in the beautiful South Downs countryside. Nearby Goodwood is famous for its many event days including the world renowned Festival of Speed and Goodwood Revival for motor racing enthusiasts and a season of horse racing. The local March C of E Primary School in Westhampnett has an excellent reputation. The cathedral city of Chichester offers excellent high street shopping, many fashionable restaurants, cafes and bars, the Festival Theatre and a mainline station to London Victoria. There are excellent sailing facilities around Chichester Harbour and windsurfing 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 roundabout with the Chichester Park Hotel take the first exit off into Madgwick Lane (signposted to Goodwood/Westerton). At the next roundabout take the first exit (signposted Aerodrome/Westerton). After approximately half a mile turn right to Westerton. On entering the village, Longstone is on your right.

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