



5 Westmead Road, Chichester, PO19 3JD

Starting Bid £450,000

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Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £500,000

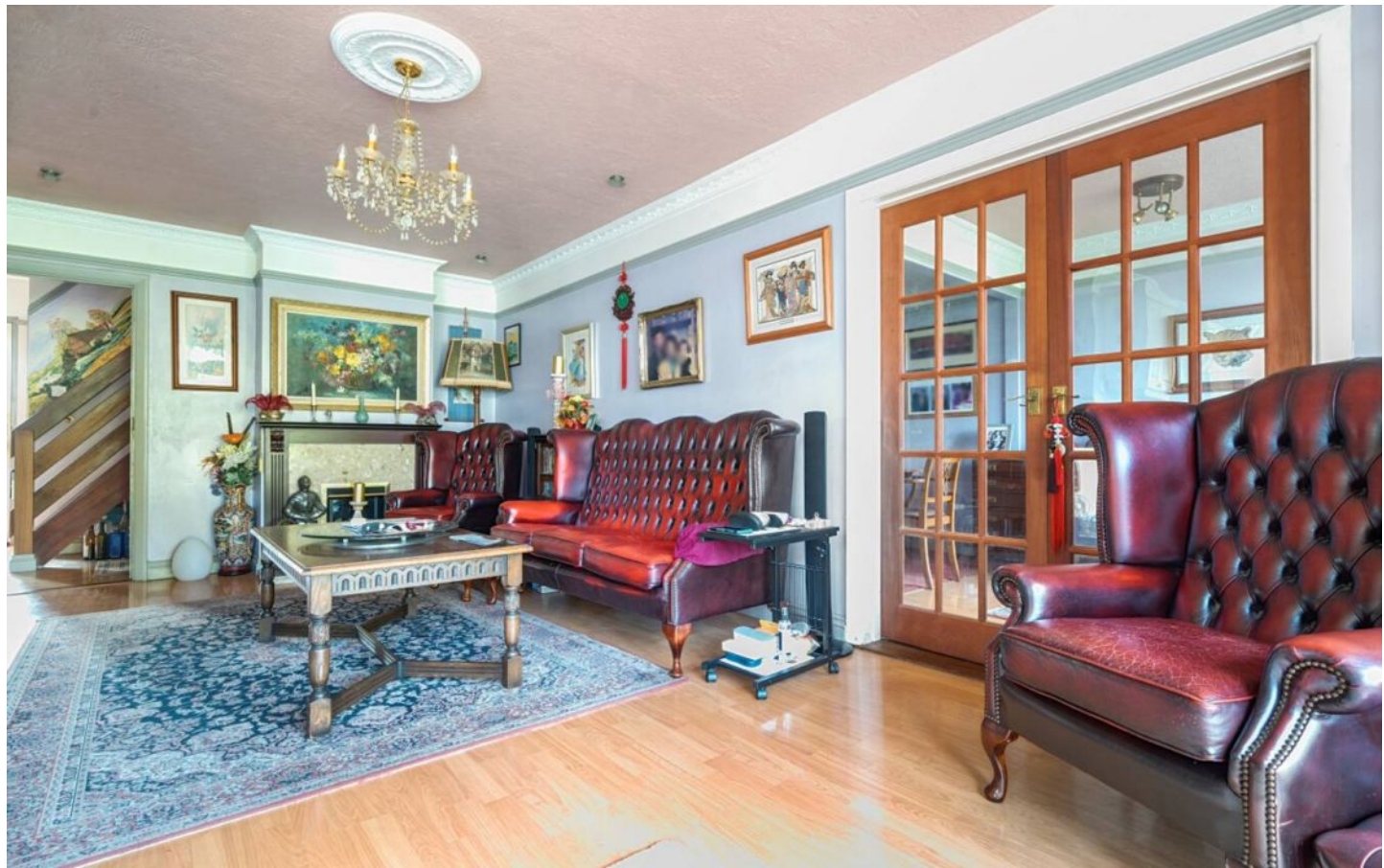
- Immediate 'Exchange of Contracts' available
- Detached house
- Versatile accommodation
- Easy access to Fishbourne and Chichester
- Long rear garden with outbuilding
- Off-road parking and garage

This detached house is situated in a quiet cul-de-sac in between Chichester and Fishbourne. The property offers versatile accommodation with a long rear garden and off road parking for several cars.

On the ground floor an entrance porch opens into the hallway giving access to all the rooms on the ground floor. The sitting room has double doors leading out to the garden and is open plan to the kitchen with a range of units and breakfast bar. There are also double doors into the dining room with views over the rear garden. The three remaining rooms on the ground floor are currently set up as a snug and study however could be used as further bedrooms as there is a ground floor shower/cloakroom. Stairs lead up to the first floor offering five bedrooms and large family bathroom.

To the front an in-an-out driveway provides parking and leads to a garage. There is a mature secluded garden to the rear with a useful outbuilding.

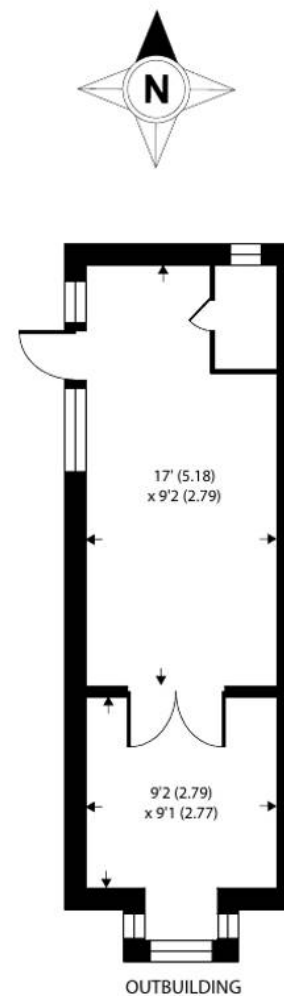
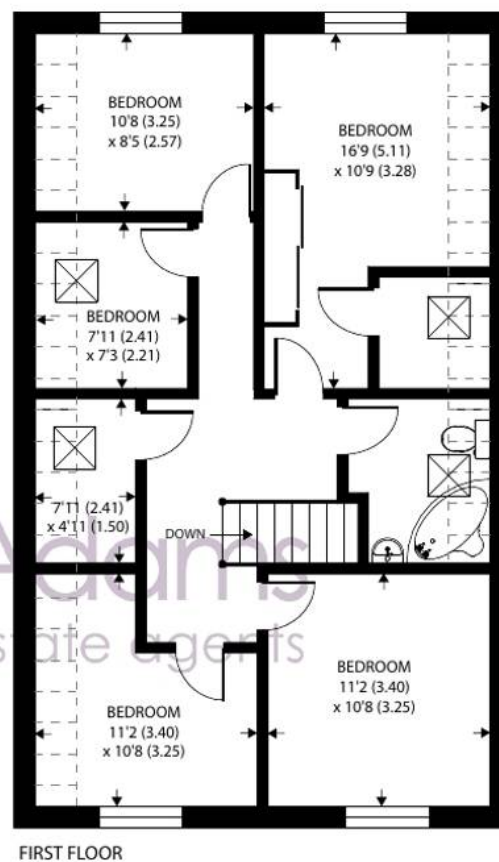
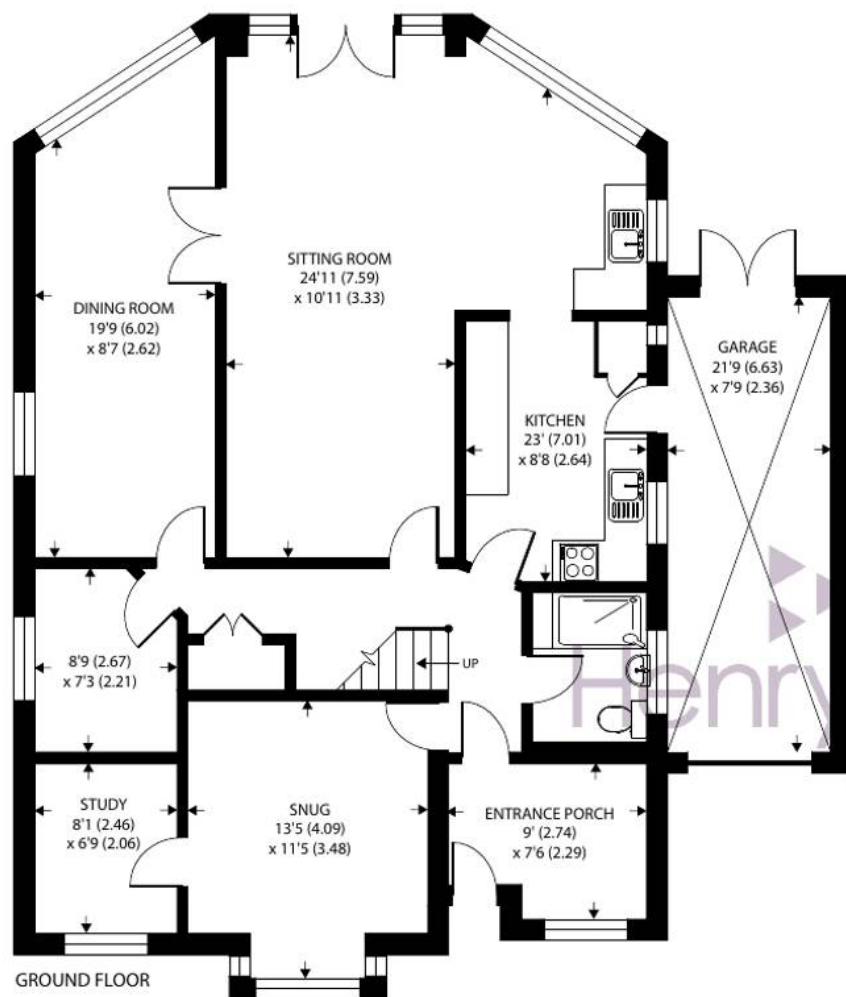
Located near to the Centurion Way cycle path linking Chichester to Lavant and the Goodwood countryside and close to Tesco supermarket, the A27 and Bishop Luffa school.





Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'. This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website. Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively. The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law. A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase. In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A nonrefundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs. Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.





Approximate Area = 1893 sq ft / 175.8 sq m
 Limited Use Area(s) = 124 sq ft / 11.5 sq m
 Garage = 171 sq ft / 15.8 sq m
 Outbuilding = 282 sq ft / 26.1 sq m
 Total = 2470 sq ft / 229.4 sq m

For identification only - Not to scale



Denotes restricted
head height

Location - The property is about one and a half miles from Chichester train and bus station and the city centre, whilst also being close to the village of Fishbourne and the convenience of the nearby Tesco supermarket. The cathedral city of Chichester offers excellent high street shopping, many fashionable restaurants, cafes and bars, Festival Theatre and a mainline station to London Victoria. 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 including the Qatar Goodwood Festival. There are excellent 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 - On the western side of Chichester, take Cathedral Way (A259 heading out of Chichester), turn right into Fishbourne Road East. At the mini roundabout (tesco superstore on your left and petrol station on your right) proceed straight over and follow the road round to the left. Take the fourth turning on the right into Clay Lane and turn right into Westmead Road. Number 5 is towards the end on the left. What3words - excuse.kickbacks.conga

Chichester District Council - 25/26 Tax Band D £ £2,337.06 EPC-D

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.

To arrange a viewing call 01243 533377 view details online at henryadams.co.uk

