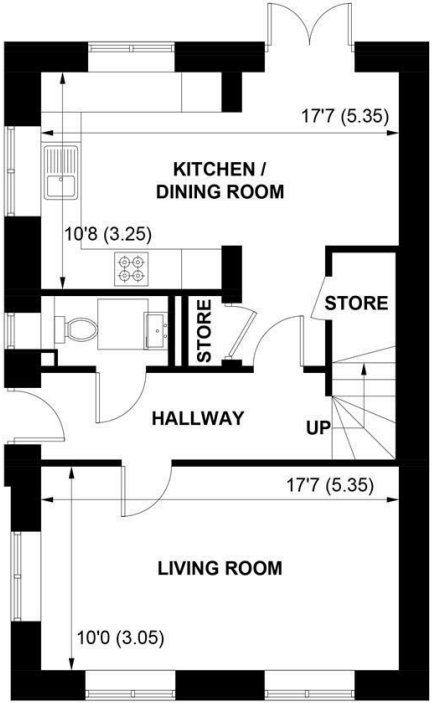
Sims Williams

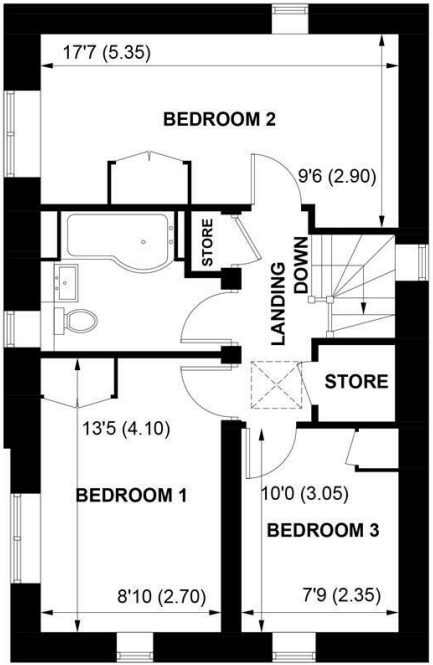


8 ASHLING CLOSE, WEST ASHLING, PO18 8AE

8 ASHLING CLOSE, WEST ASHLING, PO18 8AE



GROUND FLOOR



FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 1069 SQ FT / 99.3 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2026 ©
Produced for Sims Williams

CHICHESTER OFFICE

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£550,000 Freehold

8, ASHLING CLOSE,
WEST ASHLING,
, PO18 8AE

- Move In Ready
- Sought After Village Location
- 3 Bedrooms + Bathroom
- Open Plan Kitchen / Dining Room
- Double Aspect Living Room
- Beautiful Open Views
- Heating - Air Source Heat Pump
- South Westerly Garden
- Off Road Parking & EVCP

EPC RATING

Current = A
Potential = A

COUNCIL TAX BAND

Band = New Build

Ashling Close is nestled in one of the most desirable villages surrounding Chichester, this exclusive new development offers a rare opportunity to purchase one of these thoughtfully designed village homes. With only six residences available, the collection includes four detached houses and two attractive semi-detached homes, each benefiting from two private parking spaces.

The village itself enjoys a strong sense of community and offers excellent local amenities including a popular pub and restaurant, village hall and well regarded primary school. Nearby farm shops provide an abundance of local produce, while the comprehensive shopping, dining and cultural attractions of Chichester city centre are just five miles away. Bosham railway station, approximately two miles from Ashling Close, offers convenient services to London Victoria. The surrounding area is renowned for its leisure opportunities, including sailing at Bosham Harbour, world-famous motorsport and horse racing at Goodwood, and the stunning coastline of West Wittering.

Designed with sustainability at their heart, each home has been constructed using advanced off-site modular methods, delivering exceptional quality with a significantly reduced environmental impact. High levels of insulation, energy-efficient doors and windows, and a highly sealed building structure combine to exceed current building regulations.

Further eco-conscious features include mechanical ventilation with heat recovery, waste water heat recovery systems, LED lighting and water-saving fittings. Renewable technologies such as air source heat pumps and solar photovoltaic panels help minimise running costs while supporting net zero carbon living and beyond.

Combining village charm, modern comfort and forward-thinking design, these outstanding homes present a unique lifestyle opportunity in a highly sought-after West Sussex setting.

This stunning new home comes with an NHBC Certificate and BOPAS Accreditation
Estate Charge £326.51 per annum (estimated)
Council Tax Banding is not set until after Legal Completion
Predicted Energy Efficiency Rating: A

New Homes Disclaimer

As the seller's agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property or issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions. Images shown may be from previous developments or digitally staged and are just an indication for illustrative purposes only.

Directions

From Chichester Northgate Roundabout proceed north - west up St Paul's Road towards Funtington. Continue through the village of East Ashling and having left this village, turn left towards West Ashling onto Southbrook Road. After approximately 1.1km, turn right into Portal Close and continue straight on until you reach Ashling Close. w3w: ///watching.unicorns.form

AML & ID Compliance Checks

As part of our compliance requirements, all prospective purchasers are required to complete an electronic AML and identity check. A fee of £40 + VAT (£48 including VAT) per purchaser is payable for this service.









The Property Ombudsman

Viewing Strictly by arrangement via the vendor's Sole Agent Sims Williams 01243 787868
These particulars are believed to be correct but their accuracy is not guarantee and they do not form part of any contract