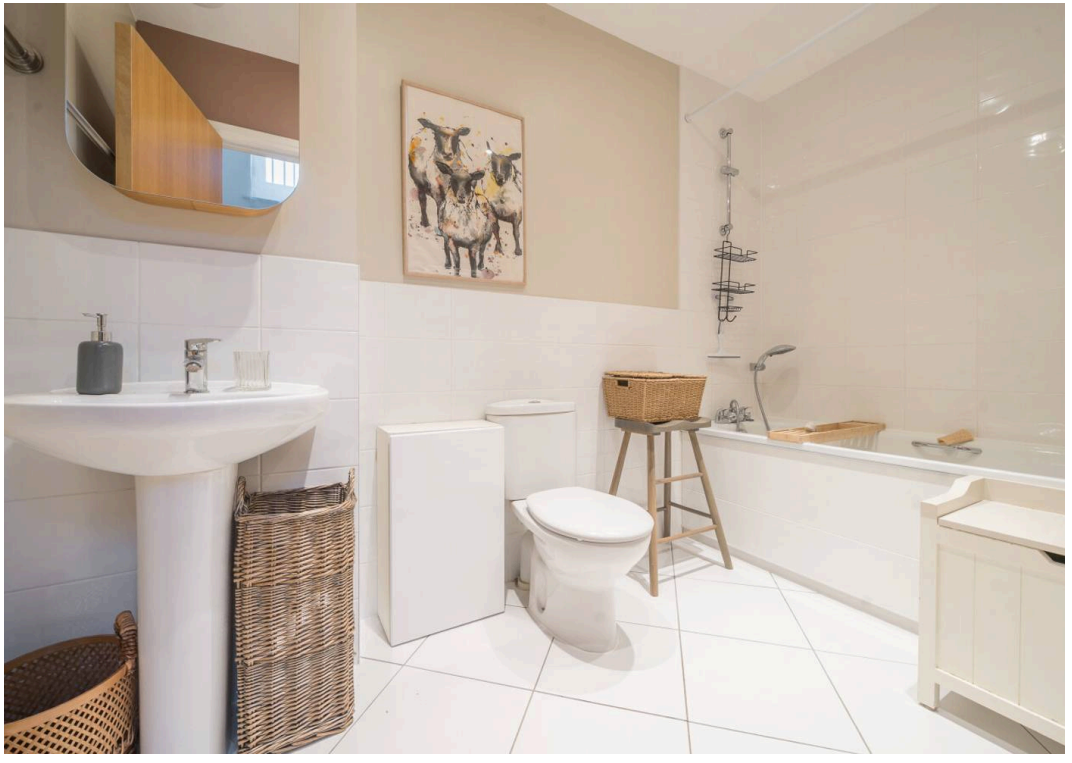
24 Wealden Drive, Westhampnett, PO18 0SF

Guide Price **£480,000**

Henry Adams
estate agents



24 Wealden Drive, Westhampnett

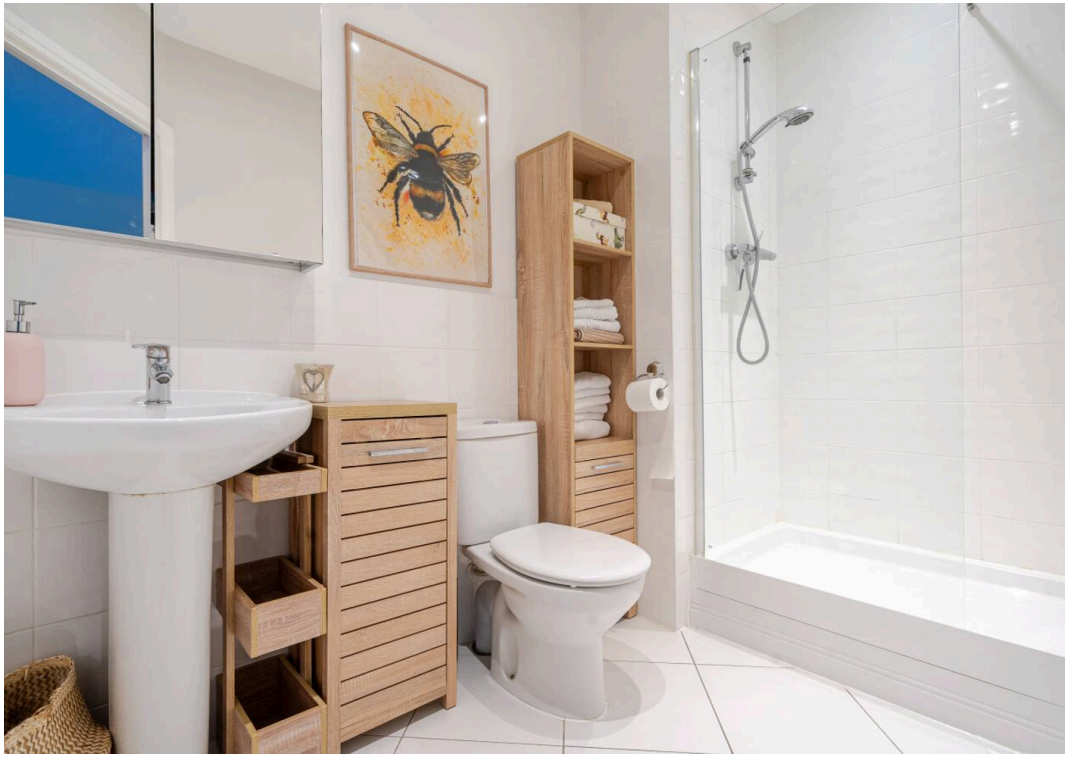
A spacious town house offering flexible living.

- Three storey town house
- Versatile and well proportioned accommodation
- Kitchen/diner
- Ground floor study/bedroom four
- First floor double bedroom
- First floor sitting room with Juliet balcony
- Two second floor double bedrooms, both with fitted wardrobes and en-suite shower rooms.
- Larger than average garden
- Viewing recommended
- Leasehold house

This impressive three-storey town house offers versatile and well-proportioned accommodation, ideal for modern family living.

The ground floor features a spacious kitchen/diner perfect for entertaining, along with a flexible study that can also serve as a fourth bedroom. On the first floor, you'll find a generous double bedroom, a contemporary family bathroom and a sitting room complete with a Juliet balcony, creating a bright and airy living space. The second floor boasts two further double bedrooms, both benefiting from fitted wardrobes and en-suite shower rooms.

Outside, the property enjoys a larger-than-average garden, as well as the convenience of a garage and driveway parking.



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Approximate Area = 1635 sq ft / 151.8 sq m
Garage = 144 sq ft / 13.3 sq m
Total = 1779 sq ft / 165.1 sq m

For identification only - Not to scale

An early viewing is highly recommended to fully appreciate all that this home has to offer.

Leasehold property: 250 year lease granted 25.08.2006

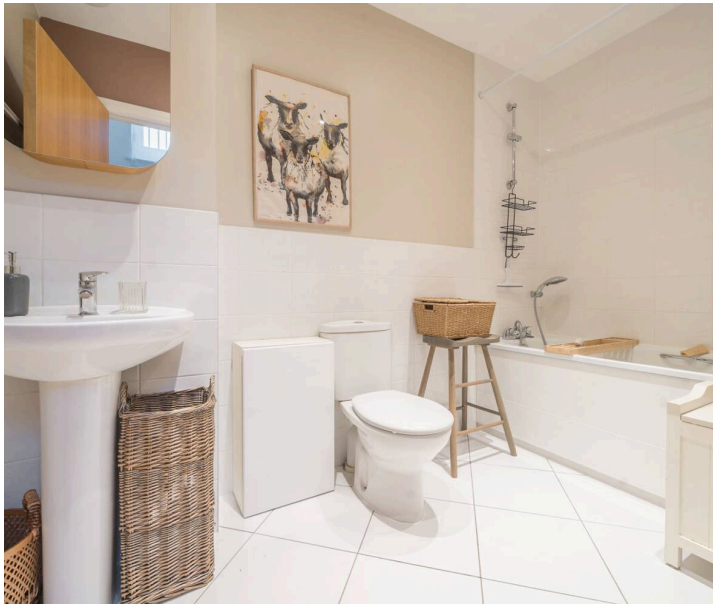
Ground Rent: £488 PA

Estate Charge: £300 PA

Chichester District Council - 25/26 Tax Band F £3,414.74 EPC-C

Location - The local March C of E Primary School has an excellent reputation and is within walking distance. Westhampnett is just on the eastern fringe of Chichester and is approximately 1.5 miles from the city centre and close to Goodwood. Chichester offers excellent high street shopping, many fashionable restaurants, cafes and bars, the Festival Theatre and a mainline station to London Victoria. 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. 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 - Proceed east out of Chichester along St Pancras. At the Sainsbury's roundabout take the first exit. At the next roundabout take the second exit and at the third roundabout take the second exit into Stane Street. After passing the church take the third turning left into Wealden Drive. No 24 is a short distance along on the right. What3words - braced.merge.mega

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