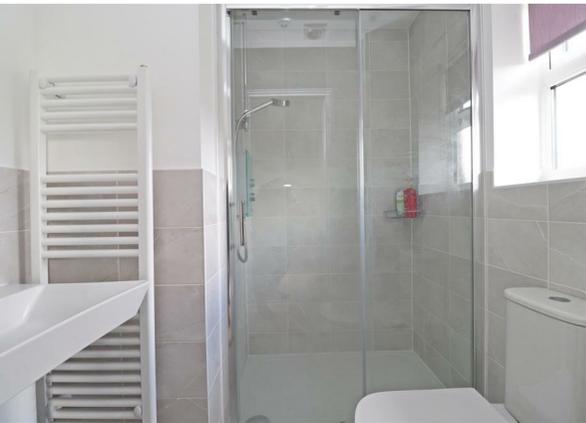


Clark Drive Westhampnett, Chichester, PO18 0GA

ASKING PRICE OF Asking price £450,000

EPC Rating: B Council Tax Band: E



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ASKING PRICE OF Asking price £450,000

Council Tax Band: E

Stylish detached home on a generous corner plot in a desirable and established development, moments from Chichester and the renowned Goodwood. Enjoy city culture, motorsport, racing and beautiful parkland, all within walking distance of local shops. Garden, garage, driveway and no onward chain.

Set within a peaceful corner of this established and highly regarded development — meaning no ongoing building works to disrupt the surroundings — this stylish detached home enjoys a particularly enviable position directly opposite an attractive green. The result is a wonderfully open and airy outlook from the front, creating an immediate sense of space and calm that is rare to find on modern developments. Offered with no onward chain, it is a home ready to be enjoyed from day one.

What truly sets this property apart is its proximity to the historic cathedral city of Chichester, which lies just moments away. Living here means having the very best of city life within easy reach — from the independent boutiques and cafés within the Roman walls to an excellent choice of restaurants, galleries and cultural attractions, including the renowned Festival Theatre. Chichester Harbour, the South Downs National Park and the beautiful beaches of the Witterings are all easily accessible, offering an enviable coastal and countryside lifestyle alongside city convenience. For commuters, the mainline railway station provides direct services to London, while excellent road links connect you swiftly along the south coast.

Everyday practicality is equally well catered for, with the popular Portfield retail park within comfortable walking distance, making supermarket trips and daily errands effortless. Scenic walks can also be enjoyed nearby, leading towards the famous Goodwood Estate, known internationally for its Festival of Speed, Revival and horse racing, as well as golf courses and expansive parkland — a unique lifestyle amenity quite literally on your doorstep.

Inside, the home has been thoughtfully designed to complement modern living. Natural light flows through the accommodation, enhanced by its corner position and dual-aspect windows. The sitting room provides a warm and welcoming space for relaxing evenings, while the open-plan kitchen and dining area forms the true heart of the home — ideal for entertaining friends, hosting family gatherings or simply enjoying everyday life. French doors open directly onto the garden, seamlessly extending the living space outdoors during the warmer months.

The kitchen is sleek and contemporary, well-appointed with integrated appliances and generous storage, ensuring it is as practical as it is stylish. A separate utility room

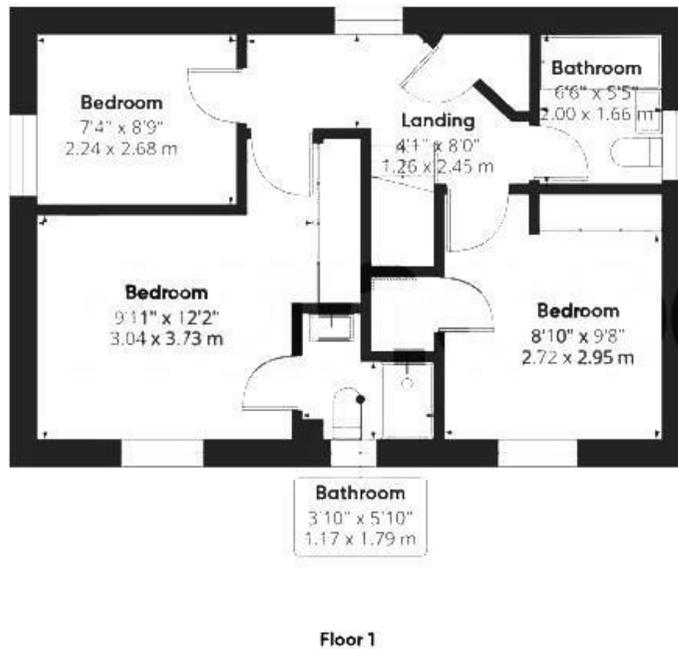
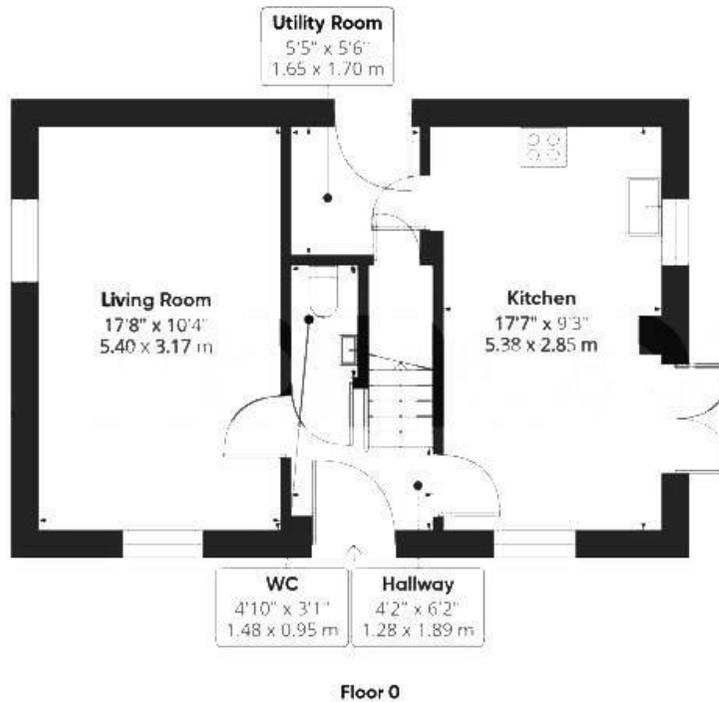
keeps laundry and household tasks discreetly tucked away, with direct access to the driveway and garage — perfect after coastal walks or busy days in the city.

Upstairs, three comfortable bedrooms offer flexibility for growing families, visiting guests or home working. The principal bedroom enjoys fitted wardrobes and a smart en-suite shower room, creating a peaceful retreat at the end of the day. A modern family bathroom serves the remaining bedrooms, all presented in keeping with the home's fresh, contemporary feel.

Outside, the garden wraps to the side of the property, providing a surprisingly generous and private space. Mainly laid to lawn with established planting and a sunny patio, it is perfectly suited to summer barbecues, children's play or quiet morning coffee. Gated access, driveway parking and a garage add further practicality, reinforcing the home's effortless liveability.

Combining an established, settled setting with open green views, walkable amenities and immediate access to the rich lifestyle offerings of Chichester, the coast and Goodwood, this is a home that delivers space, convenience and quality of life in equal measure.





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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	83	
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	