



50 HEATHER CLOSE
West Ashling, Chichester, PO18 8DR
Price Guide: £375,000 Freehold



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PROPERTY SUMMARY

Located in a popular residential cul-de-sac in the sought-after Downland village of West Ashling, this three-bedroom semi-detached home offers well-planned accommodation, off-street parking, garage and a private garden.



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ACCOMMODATION

On the ground floor, the property opens to a welcoming hallway with stairs to the first floor and a door to the utility room providing space for laundry appliances and storage and access to the integral garage. From the hallway a further door leads to the bright and versatile open plan sitting/dining/family room. This dual aspect living space benefits from a window to the side and glazed double doors to the garden, providing excellent natural light and direct access to the patio and garden beyond.

The modern fitted kitchen, finished with sleek cabinetry and integrated appliances, has views across the garden and a convenient door for access to the patio and garden.

Upstairs, the first floor offers three bedrooms, each with pleasant outlooks, along with a well-appointed, newly fitted modern family bathroom comprising a white suite with bath, shower over and glazed screen, wash hand basin and low-level WC. The main bedroom is a generous double, complemented by a second double bedroom and a good sized single one which could double up as a home office.



OUTSIDE

Externally, the property includes an attached integral garage, accessible internally from the utility room, ideal for secure storage, hobbies, or further conversion potential (subject to consent). The driveway provides ample off-street parking.

To the rear, the enclosed garden is mainly laid to lawn with established planting, a paved patio area perfect for seating, and a secondary seating area towards the rear boundary, offering a choice of outdoor entertaining spaces. At the far end of garden is a useful brick built workshop/shed.



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LOCATION

The pretty village of West Ashling is located in the South Downs National Park about 4 miles to the north-west of Chichester city centre. It has a popular gastropub, primary school, village hall and a picturesque mill pond. The surrounding area is a paradise for wildlife enthusiasts, with beautiful walks and cycle routes over the South Downs, and around Chichester Harbour just to the south. Local amenities can be found in the nearby villages of Funtington and Bosham.

The cathedral city of Chichester offers excellent high-street shopping, many fashionable restaurants, cafes, bars, a leisure centre with swimming pool, sports clubs, cinemas, and is home to the Pallant House Gallery and the renowned Festival Theatre. It also has a mainline train station with regular services to London Victoria, and along the coast to Portsmouth and Brighton.

The Goodwood Estate, situated just to the north of Chichester, is famous for its many sporting event days including the much-celebrated Festival of Speed and Goodwood Revival for motor racing enthusiasts, and a season of horseracing including the Glorious Goodwood Festival.



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FLOOR PLAN

50, Heather Close, PO18 8DR

Approximate Gross Internal Area = 89.5 sq m / 963 sq ft


Workshop / Shed = 13.4 sq m / 144 sq ft

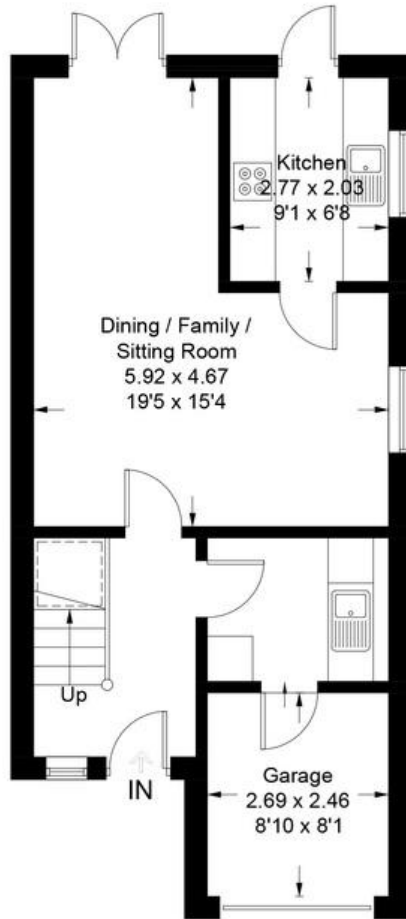
Total = 102.9 sq m / 1107 sq ft

(Including Garage)

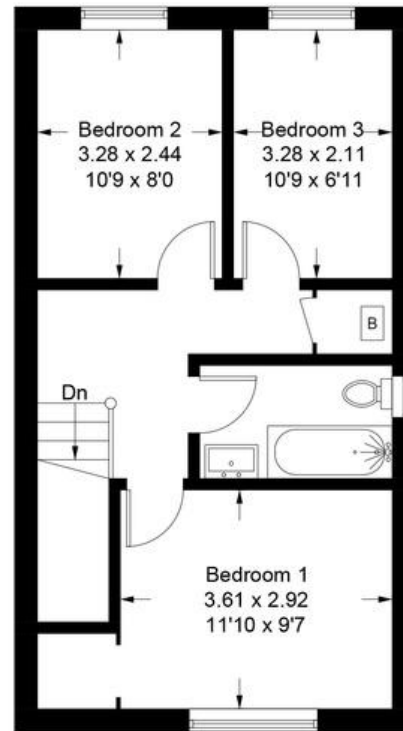
Produced for Stride & Son Estate Agent.



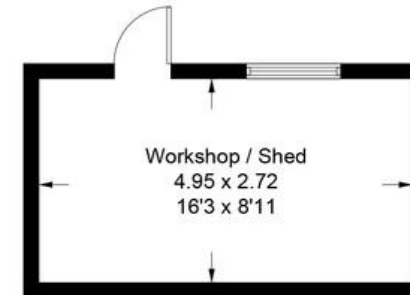
 = Reduced headroom below 1.5m / 5'0



Ground Floor



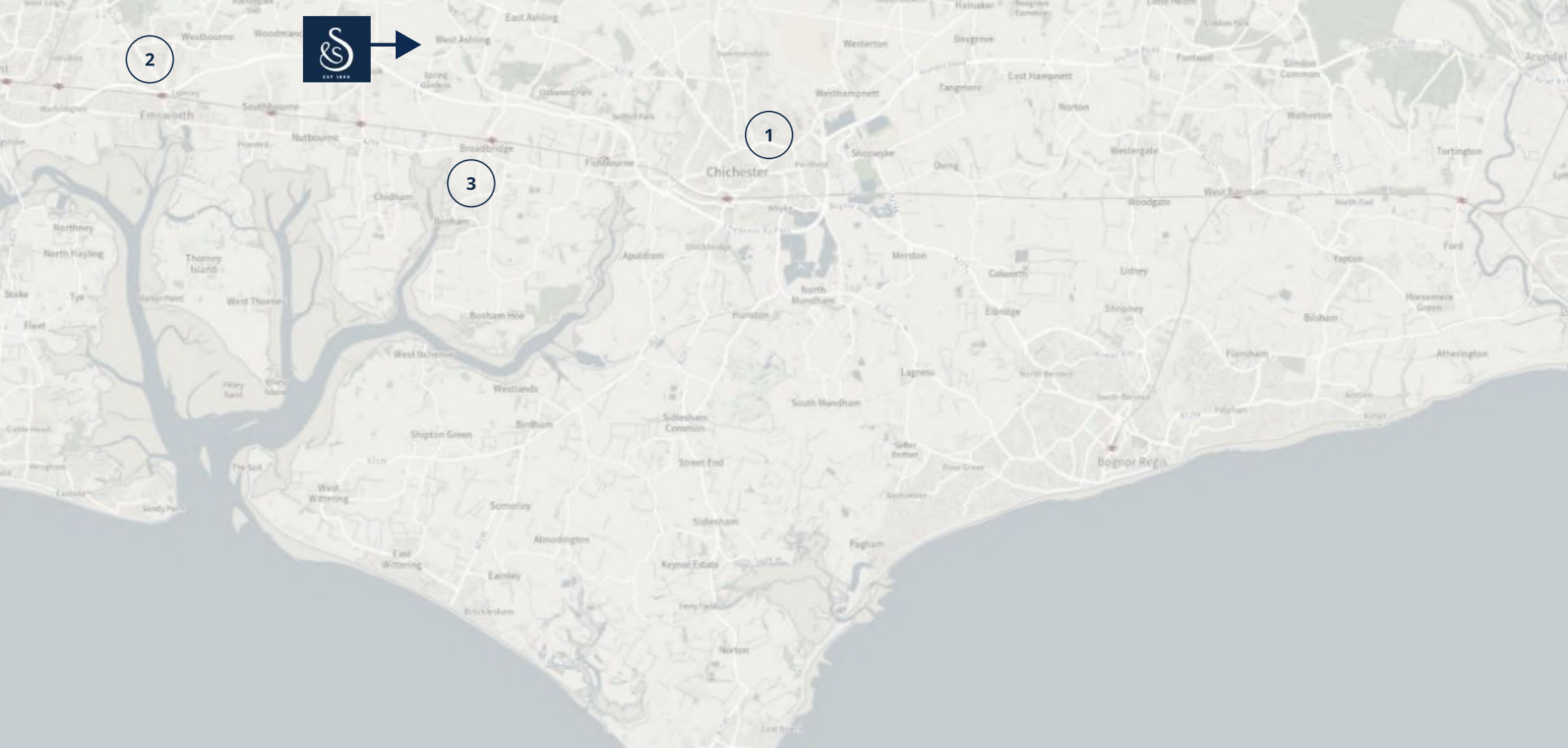
First Floor



(Not Shown In Actual
Location / Orientation)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Created by Emzo Marketing 2025. (ID1227745)



LOCAL AREA

- 1 Chichester
- 2 Emsworth
- 3 Bosham

what3words: ///reserve.downsize.geek

- Services: All mains
- Tenure: Freehold
- Local Authority: Chichester District Council
- Council Tax Band: Band C
- Energy Rating: Band E



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Important Notice:

Stride & Son would like to highlight the following:

These particulars, including text, photographs, and any plans, are intended as a general guide for prospective purchasers and should not be considered as factual statements. They do not form part of any contract.

Any descriptions provided reflect a subjective opinion and should not be taken as definitive facts.

No detailed survey has been conducted, and no services, appliances, or specific fittings have been tested.

All measurements and distances are approximate.

We strongly recommend that prospective purchasers verify any crucial information with the agent, especially if travelling a significant distance for a viewing.

Any reference to planning permission or development potential is given in good faith; buyers should make their own enquiries with the relevant authorities.

Fixtures and fittings not explicitly mentioned in the sales details are excluded from the sale, though some items may be available by separate negotiation.