



Bell & Blake
SALES & LETTINGS

25 Lillywhite Road, Westhampnett, Chichester, West Sussex PO18 0SQ

Guide Price £775,000

25 Lillywhite Road, Westhampnett, Chichester, West Sussex PO18 0SQ



3



5



3



- › 2231 sq ft of living space plus the garage
- › 5 Well Proportioned Bedrooms (2 With Ensuites) & A Family Bathroom
- › Sought After Private Estate
- › Study / Bedroom 6
- › Bay Fronted Sitting Room
- › Open Plan Kitchen Dining Family Room
- › Utility Room & Downstairs WC
- › Rear Garden Offering A Good Level Of Seclusion
- › 2 Driveways Offering Parking For Multiple Cars Including EV Charging Point

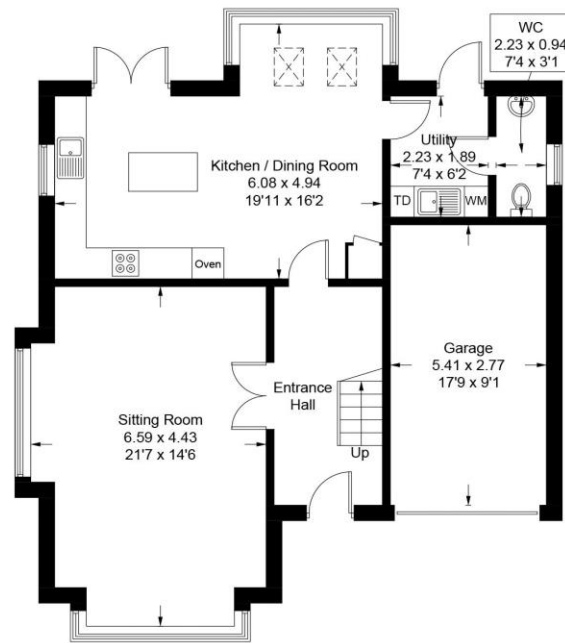
Located under 2 miles from the city centre on the edge of the Goodwood Estate. If you are looking for bigger rooms and high ceilings, this is the place for you. The property boasts Over 2200 sq ft of living space plus an integral garage!

The versatile accommodation is set over 3 floors and comprises of 5 well proportioned bedrooms (2 with ensuite) a family bathroom, a study/6th bedroom, large bay fronted lounge, downstairs WC, utility room, a spectacular kitchen dining family room to the rear and a garage. Outside there are 2 driveways and a rear garden with a small wooded area behind offering a good level of seclusion and a leafy outlook. An internal viewing is essential to appreciate all the property has to offer.

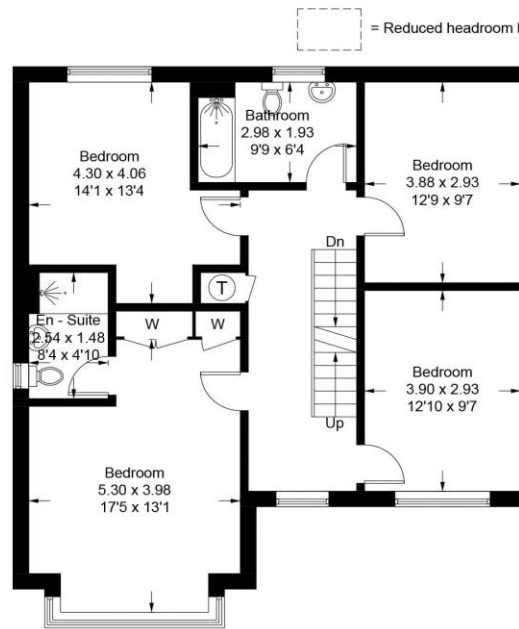
Council Tax Band: G



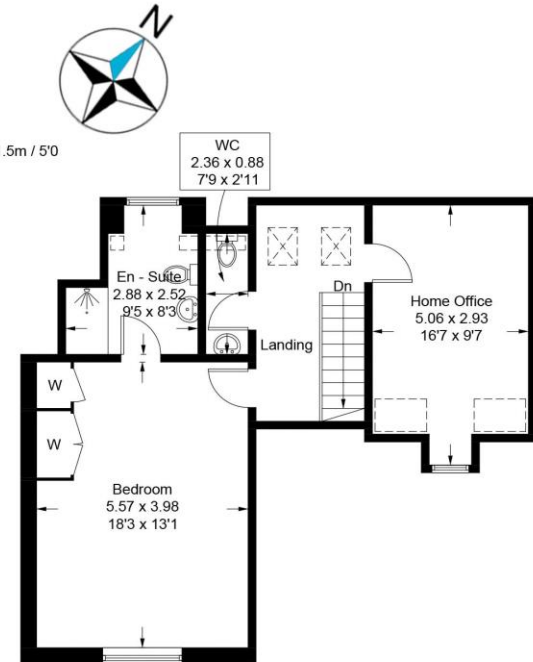
Lillywhite Road



Ground Floor



First Floor



Second Floor

Approximate Gross Internal Area
 Ground Floor = 70.6 sq m / 760 sq ft
 First Floor = 82.4 sq m / 887 sq ft
 Second Floor = 54.3 sq m / 584 sq ft
 Garage = 16.1 sq m / 173 sq ft
 Total = 223.4 sq m / 2404 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of door, window, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purpose only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(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		
www.epc4u.com		

To arrange a viewing call 01243 790674 View details online at bellandblake.co.uk