



Bell & Blake
SALES & LETTINGS

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

Asking Price £750,000

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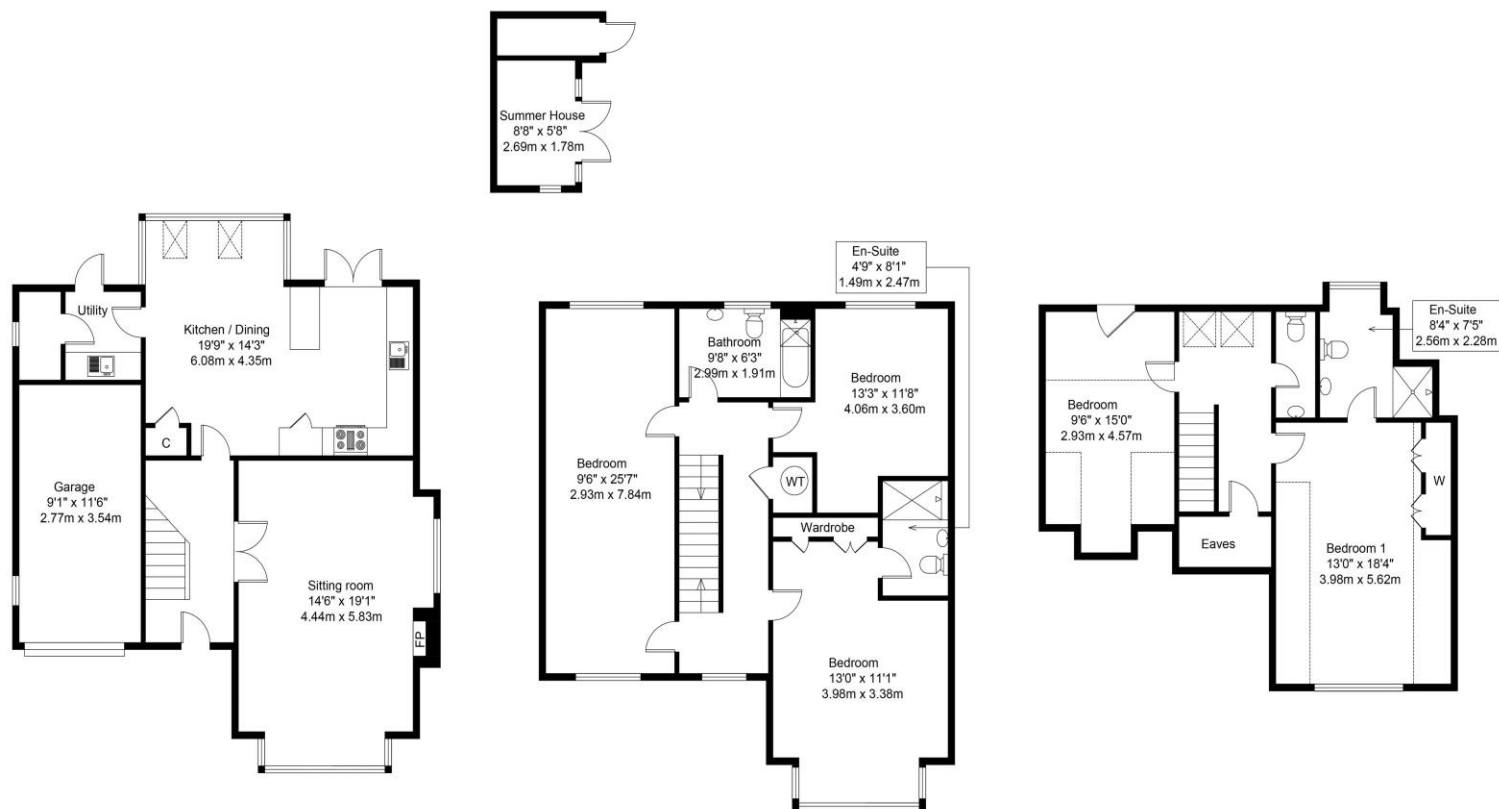


- ▶ Beautifully Presented Five-Six Bedroom Detached Family Home
- ▶ The property is located on the Goodwood Estate in the village of Westhampnett
- ▶ Extensively Upgraded by the Current Owners Since 2022
- ▶ Close to local primary school
- ▶ New Flooring, Premium Wool Carpets & Professional Redecoration Throughout
- ▶ Three Bathrooms Including Two En-Suite Shower Rooms
- ▶ Landscaped Rear Garden with New Paved Patio & Bespoke Secure Shed, Garage and Parking

A beautifully presented and deceptively spacious five/six-bedroom detached family home, situated on the prestigious Goodwood Estate in the sought-after village of Westhampnett, approximately 1.5 miles east of Chichester. The property has been extensively upgraded by the current owners since 2022 and is now presented to an exceptional standard throughout. Improvements include a newly fitted kitchen with high-end appliances, separate utility room with beautifully finished wood doors, new ground-floor flooring, quality wool carpets with premium underlay to the first and second floors, and professional redecoration throughout, including the exterior windows. The accommodation is arranged over three floors and comprises a bright sitting room, WC, utility room and impressive kitchen/dining room overlooking the rear garden. The first floor offers three double bedrooms, family bathroom and en-suite to the principal bedroom, with a further two double bedrooms and an additional en-suite shower room on the top floor. Outside is a landscaped rear garden with a newly paved patio area and secure bespoke shed, together with a single garage and off-road parking.

Council Tax Band: G





Approximate Total Floor Area
2389 Sq. ft. (222 Sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, 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.

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.

Location

Location Westhampnett is located on the border of the South Downs and nestled in the Goodwood estate. The Goodwood Estate consists of over 12,000 acres of beautiful downland countryside and is home to the world-famous Festival of Speed, Goodwood Revival and Glorious Goodwood. Westhampnett is a sought-after location thanks to the superb rural beauty surrounding the village and because of the wonderful village school. It is also home to the Goodwood Plant, which serves as the design, manufacturing, and assembly headquarters for the world-famous Rolls-Royce motor car company. The village of Westhampnett is only a short distance of two miles to the north east of Chichester's city centre.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		