Heather Close, West Ashling, Chichester, PO18 8DR

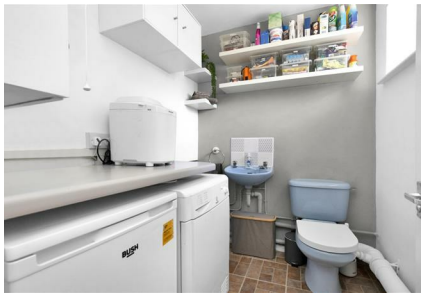
Asking price £399,000

EPC Rating: Council Tax Band: C

SOLOMONS















63 Heather Close, West Ashling, Chichester, PO18 8DR

Asking price £399,000

Council Tax Band: C

IMPORTANT NOTICE – DEFERRED COMPLETION

Prospective purchasers are advised that completion of the sale cannot take place before the end of June 2027, as the current occupiers are required to remain in residence until this time. Any offer submitted must be made on the understanding that completion will take place no earlier than 1 July 2027, subject to contract and confirmation of vacant possession. Purchasers are advised to ensure that these arrangements are suitable for their circumstances before proceeding.

Beautifully presented four-bedroom detached family home in sought-after West Ashling, offering a stunning open-plan kitchen, three reception rooms, home office, landscaped garden and driveway parking. A perfect blend of village living with easy access to Chichester and the coast.

IMPORTANT NOTICE – DEFERRED COMPLETION

Prospective purchasers are advised that completion of the sale cannot take place before the end of June 2027, as the current occupiers are required to remain in residence until this time. Any offer submitted must be made on the understanding that completion will take place no earlier than 1 July 2027, subject to contract and confirmation of vacant possession. Purchasers are advised to ensure that these arrangements are suitable for their circumstances before proceeding.

Tucked away in the ever-popular village of West Ashling, this beautifully presented four-bedroom family home offers far more than first meets the eye. Thoughtfully modernised throughout, it blends contemporary living with practical family space, creating a home that's just as suited to busy weekday mornings as it is to relaxed weekends spent entertaining friends and family.

Step through the front door and you're immediately welcomed by a light and inviting entrance hall, where the accommodation flows effortlessly. To the front of the property, the generous living room provides the perfect place to unwind after a long day, with its large picture window flooding the room with natural light and offering views over the front garden.

The real heart of the home lies to the rear. The impressive open-plan kitchen and breakfast room has been designed for modern family life, featuring a large central island that's destined to become the gathering point for everything from morning coffees to homework sessions and evening drinks whilst dinner is cooking. With plenty of worktop space, integrated storage and room to socialise, it's a space that naturally brings everyone together.

Just off the living room is a versatile additional reception room, currently used as a playroom, but equally suited as a snug, home office or hobby room depending on your needs. Completing the ground floor is a practical utility room with WC, helping to keep everyday family life organised and clutter-free.

Upstairs, the home continues to impress with four well-proportioned bedrooms. The principal bedroom is a generous double, while the remaining bedrooms provide flexible accommodation for children, guests or those working from home. A separate study offers an ideal dedicated workspace but could equally serve as a nursery or occasional fifth bedroom if required. The family bathroom completes the first-floor accommodation.

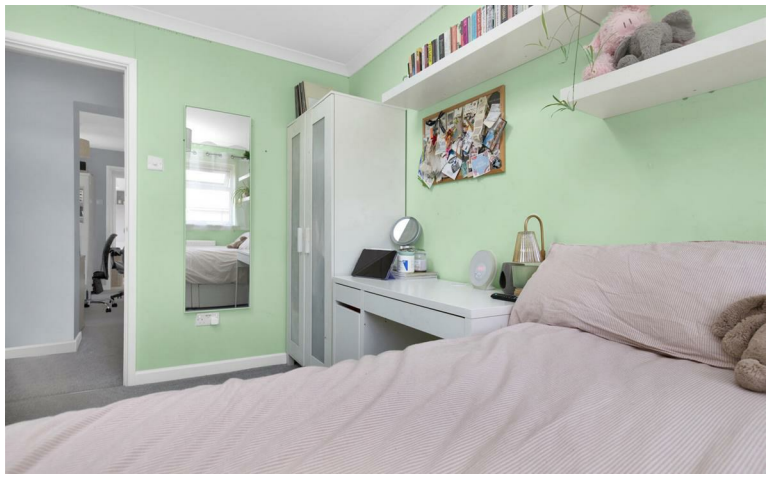
Outside, the rear garden has been landscaped to create a wonderful low-maintenance retreat. Whether you're hosting summer barbecues on the patio, enjoying a morning coffee beneath the parasol or watching children play on the lawn, it's a space designed to be enjoyed throughout the seasons. Mature planting and established borders provide colour and privacy, while the garden offers an excellent balance between entertaining and relaxation.

To the front, there's off-road parking, while the quiet position within Heather Close provides a peaceful setting, yet remains within easy reach of Chichester, the South Downs National Park and the beautiful coastline at Bosham Harbour.

This is one of those homes that simply works. Spacious enough for growing families, stylish enough to move straight into and versatile enough to adapt as life changes. A home where memories are ready to be made from the moment you walk through the door.



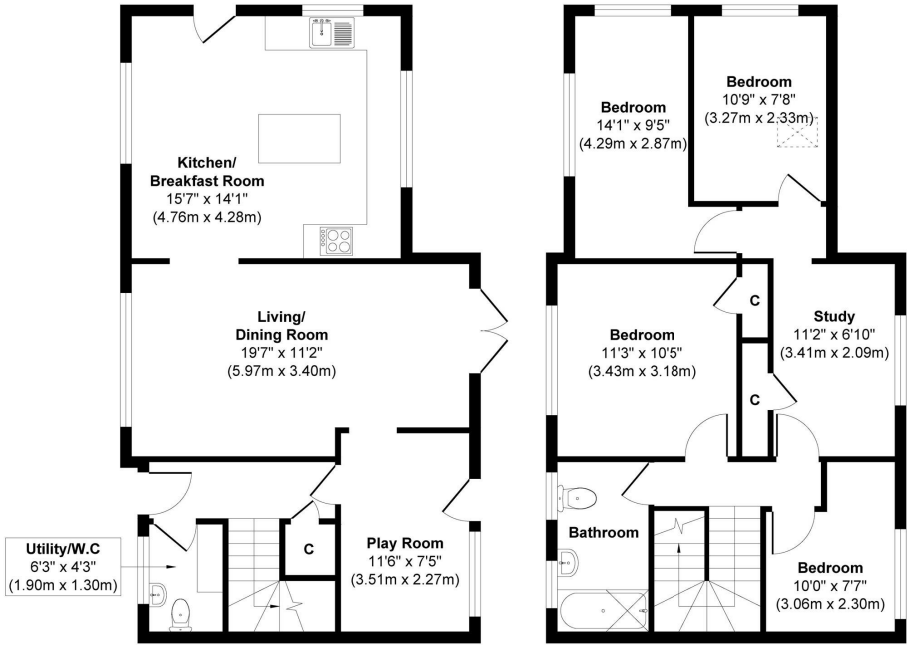

HITS of the YEAR
FRIENDS





Heather Close

Approx. Gross Internal Floor Area
1258 sq. ft / 116.98 sq. m



Ground Floor
Approximate Floor Area
631 sq. ft
(58.69 sq. m)

First Floor
Approximate Floor Area
627 sq. ft
(58.29 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data shown.
Produced by Home Focus Studio Ltd.

The Old Boathouse Bosham Lane
Bosham
West Sussex
PO18 8HS
01243 624637
info@soloestates.co.uk
www.soloestates.co.uk

