



14 Lillywhite Road | Chichester | PO18 0SQ

Guide Price £385,000



hancock

Lettings & Estate Agents

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- No Onward Chain
- Driveway Parking
- Ensuite Shower Room
- Family Bathroom
- Garage
- Three Bedrooms
- Good Sized Garden
- Modern Kitchen
- Ground Floor WC

A well presented three bedroom semi detached house, situated in the popular village of Westhampnett, just a short distance from Chichester city centre. Offering spacious and well balanced accommodation arranged over two floors, this attractive home would make an ideal choice for families, couples or those looking to upsize.

The ground floor features a modern fitted kitchen, a useful WC and a good sized reception room with direct access onto the generous rear garden. The garden provides an excellent outdoor space for relaxing, entertaining and family enjoyment.

Upstairs, the property offers three well proportioned bedrooms, with the principal bedroom benefiting from its own ensuite shower room. There is also a separate modern family bathroom serving the remaining bedrooms.

Further benefits include driveway parking and a garage, providing valuable additional storage and parking.



what3words ///
helpful.audit.lifestyle



Ideally positioned for access to Chichester and the surrounding countryside, this appealing home combines comfortable modern living with the convenience of a popular residential location.

Westhampnett is a popular village situated on the outskirts of Chichester, offering a peaceful residential setting while remaining conveniently close to the city centre. The area benefits from a strong sense of community, attractive surrounding countryside and a range of local amenities, with nearby Chichester providing an excellent choice of shops, restaurants, cafés, schools and leisure facilities. The village is also ideally placed for access to the A27, providing convenient links towards Portsmouth, Brighton and the wider south coast, while the beautiful South Downs and surrounding countryside offer plenty of opportunities for walking and outdoor pursuits. With its combination of village surroundings and easy access to Chichester, Westhampnett is a sought-after location for families and professionals alike.

Additional Information :

Tenure : Leasehold

Council Band : D

Broadband : Up To 1800mbps

Mobile Coverage : Okay - EE, Three, O2, Limited - Vodafone

Agents Note: Upon acceptance of an offer, Hancock and Partners will complete an online identity check. The cost of this check is £24 including VAT per purchase. This charge verifies your identity in accordance with HMRC requirements, and documentation confirming your identity and address will be required.



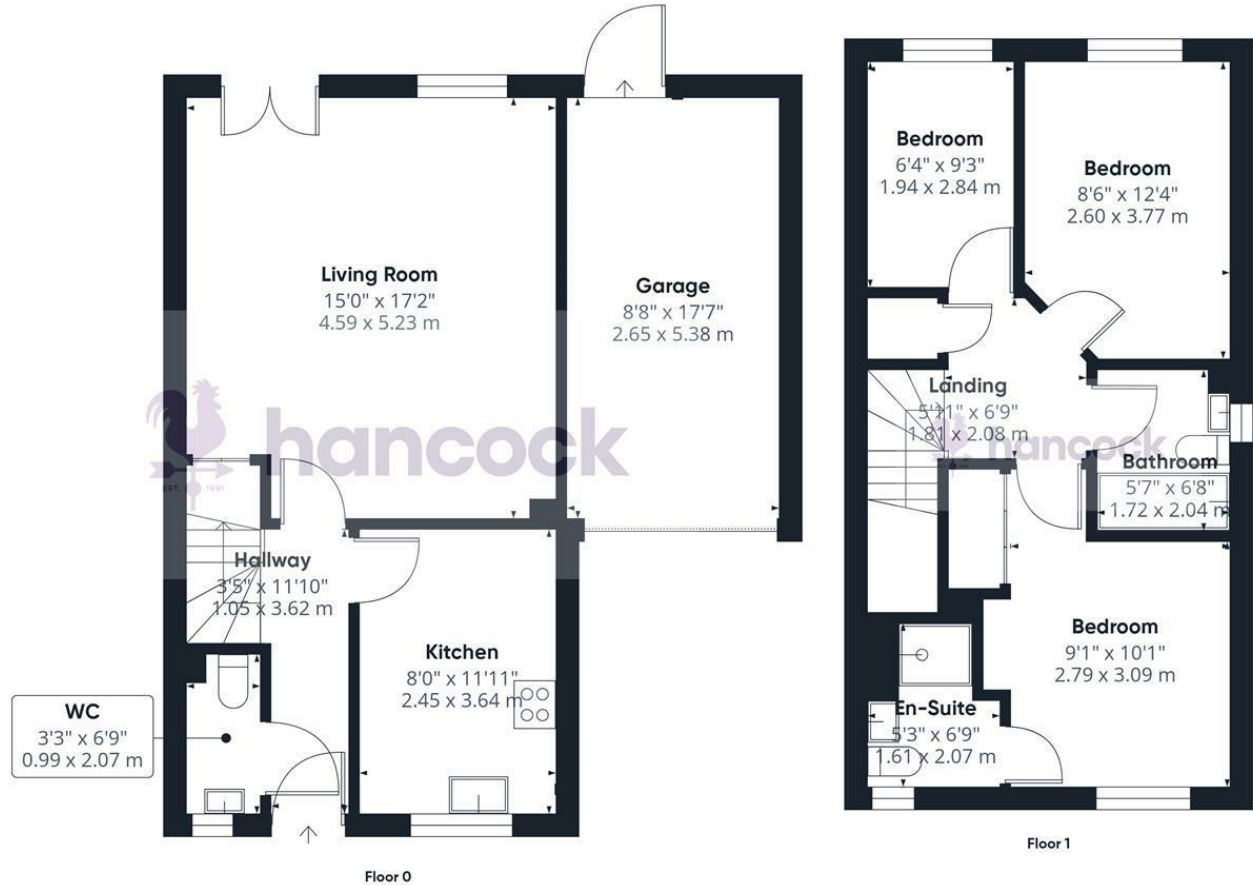
Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>	76	90

England & Wales

EU Directive
2002/91/EC





Approximate total area⁽¹⁾

987 ft²

91.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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