

9 Walker Close, Westhampnett, Chichester, PO18 0GX

hancock
EST. 1991
Lettings & Estate Agents

9 WALKER CLOSE GUIDE PRICE £325,000

- No Onward Chain
- EV Charger
- Two Double Bedrooms
- Ground Floor WC
- Kitchen/Diner
- Good Sized Reception Room
- Family Bathroom
- Rear Garden With Side Access
- Off Road Parking
- Close to amenities





Offered with no onward chain and situated in a popular residential location in Westhampnett, this attractive two bedroom semi detached house offers well proportioned accommodation, off road parking and a good sized rear garden with side access.

The ground floor comprises an entrance hallway, a convenient cloakroom/WC and a spacious reception room, leading through to a modern kitchen/dining room with doors opening directly onto the rear garden. The garden provides a lovely outdoor space to enjoy, with the added benefit of side access. To the first floor are two generous double bedrooms and a family bathroom.

Externally, the property benefits from off road parking for up to 3 cars plus an EV CHARGER included, making this an appealing home for first-time buyers, couples or those looking to downsize, whilst also offering a convenient location within easy reach of Chichester and its wide range of amenities.

Westhampnett is a popular village on the outskirts of Chichester, offering a pleasant blend of village living and convenient access to the city centre. Chichester is just a short distance away, providing an excellent range of shops, restaurants, cafés and leisure facilities, along with the historic Cathedral and Festival Theatre. The area is also well placed for access to the South Downs National Park and the beautiful surrounding countryside, whilst Chichester's mainline railway station and road links provide connections further afield.

Additional Information :
Tenure : Freehold
Council Band : D
EPC : B
Broadband : Up To 1800mbps
Mobile : Outstanding: EE; Good: O2, Vodafone; Okay: Three
EV Charger included

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.



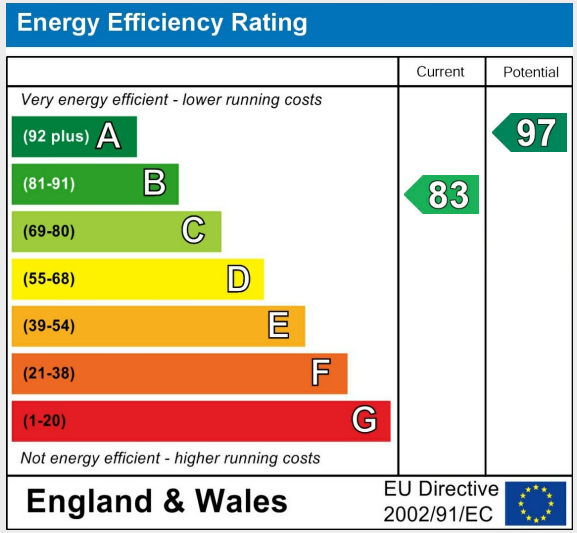




ADDITIONAL INFORMATION

Local Authority – Chichester District Council
Council Tax – Band D
Viewings – By Appointment Only
Floor Area – sq ft
Tenure – Freehold







Floor 0



Floor 1



hancock
Lettings & Estate Agents

Approximate total area(1)

635 ft²

59.1 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.

GIRAFFE360











Zoopla rightmove OnTheMarket Expert

5 Northgate, Chichester, West Sussex, PO19 1BA 01243 531155 sales@hancockpartners.co.uk