



22 The Sadlers | Chichester | PO18 0PR

Guide Price £380,000

Freehold



hancock

Lettings & Estate Agents

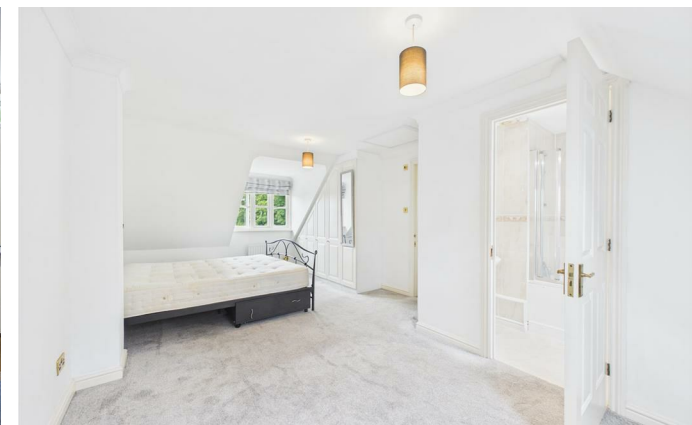
The Sadlers | Chichester | PO18 0PR
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- No Onward Chain
- En suite and family bathrooms
- Bathroom
- End of terrace town house
- Three bedrooms
- Living room
- Car port and off road parking
- Virtual Tour

No Onward Chain

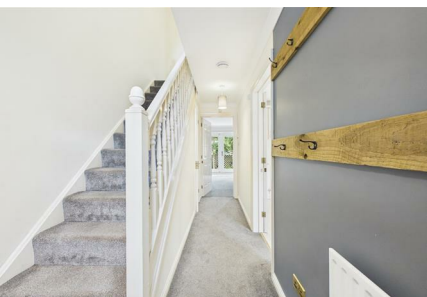
This semi-rural property lies within easy reach of the rolling foothills of The South Downs National Park and popular Goodwood Estate. Offered to the market with no onward chain.

With a spacious kitchen/breakfast room on the ground floor, the property also benefits from a good-sized living room featuring doors out to a neat rear patio garden. Leading upstairs, on the first floor there is a family bathroom with bath, separate shower cubicle, hand basin and WC and the second and third bedrooms, both generous doubles. On the second floor lies the master bedroom which is an excellent size, with plenty of in-built storage wardrobes and full en-suite bathroom. There is also parking to the side of the house with a car port and space in front.



what3words ///

fine.visits.region



Location

Westhampnett is a semi-rural village adjoining Chichester's north eastern outskirts and is within easy reach of the historic city centre. There are village amenities which include a primary school, pre-school, church and village hall. Just to the north lie the rolling foothills of The South Downs National Park and within the famous Goodwood Estate. There are miles of footpaths running through the village and up into The Downs and there is a popular public house located in Halnaker, the next village along. To the south of Chichester lie the beaches of West Wittering and East Head, popular destinations during the summer.

Additional Information :

Council Band : F

Tenure : Freehold

Broadband : Up To 1000mbps

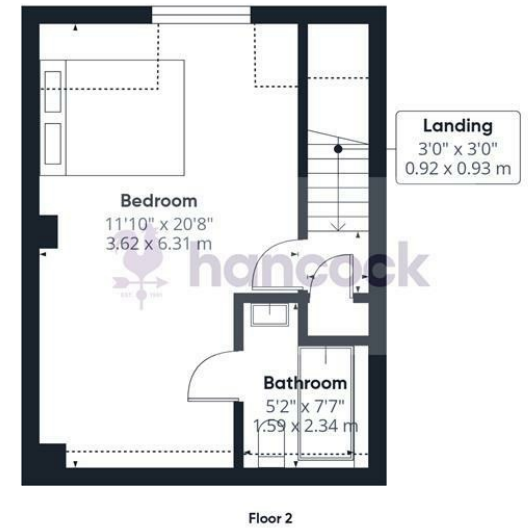
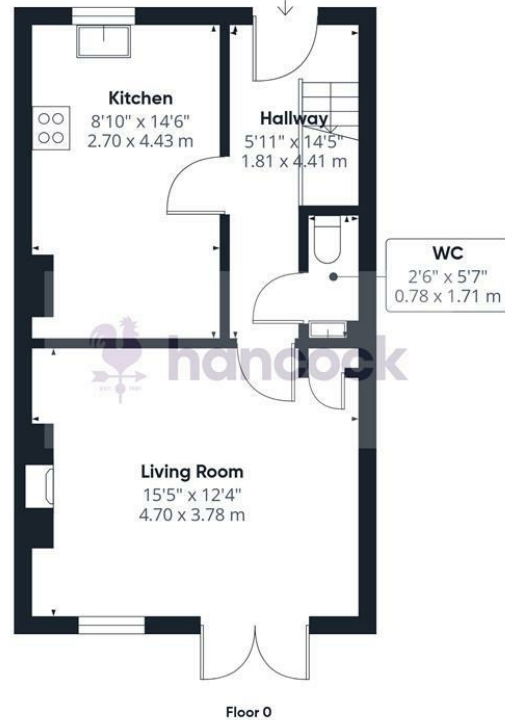
Mobile : EE, Three, O2, Vodafone

Agents Note: Upon acceptance of an offer, Hancock and Partners will complete an online identity check via Lifetimelegal. The cost of this check is £58 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
Very energy efficient - lower running costs		
(92 plus) 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		
	71	81
England & Wales EU Directive 2002/91/EC 		



hancock
Lettings & Estate Agents

5 Northgate
Chichester
West Sussex
PO19 1BA
01243 531155

sales@hancockpartners.co.uk
www.hancockpartners.co.uk