



21 Clark Drive | Westhampnett | PO18 0GA

Guide Price £465,000

Freehold



hancock

Lettings & Estate Agents

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- No onward chain
- Contemporary accommodation
- Within builders guarantee
- Gas fired central heating
- Local amenities close by
- Council tax band - E

Occupying a generous corner plot with a pleasant open outlook across the nearby green, this beautifully presented detached home represents a rare opportunity within this sought-after development. The property is thoughtfully laid out to make excellent use of space throughout, offering a highly practical and flexible arrangement that suits modern living. Further benefits include an attractive garden, garage, generous driveway parking and the significant advantage of being offered with no onward chain.

Accommodation

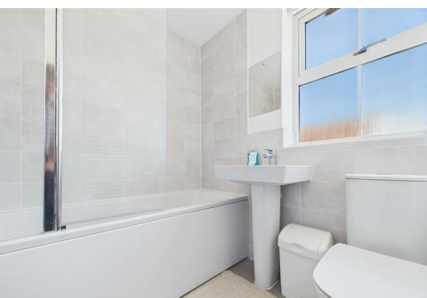
The accommodation is arranged over two well-planned floors. On the ground floor, a welcoming entrance hall provides access to a bright dual-aspect sitting room, a useful cloakroom, and the spacious open-plan kitchen/dining room. This impressive space is another dual-aspect room and features French doors opening directly onto the garden, creating an ideal setting for both everyday family life and entertaining.

The kitchen is fitted with modern units complemented by under-cupboard lighting and incorporates a gas hob with electric oven below, integrated dishwasher and fridge-freezer. An adjoining



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utility room adds further practicality with additional storage, plumbing for a washing machine and direct access to both the driveway and garage.

On the first floor, there are three well-proportioned bedrooms comprising two doubles and a single. Both double bedrooms benefit from extensive built-in wardrobes with attractive mirrored doors, while the principal bedroom also enjoys a stylish en-suite shower room. A useful storage cupboard is located on the landing, and a contemporary family bathroom with bath and shower over completes the accommodation.

Outside

To the side of the property is a particularly appealing and well-sized garden, mainly laid to lawn with mature borders and shrubs. A sunlit patio provides an excellent space for outdoor seating and dining, and the garden further benefits from an outside tap and double power points. Gated side access leads to the driveway, which offers ample off-road parking, and to the garage with an up-and-over door and an electric car charging point.

Location

The property is located in the semi-rural village of Westhampnett, but under a mile away from the vibrant city of Chichester and all it has to offer. Westhampnett has a popular school and pre-school. And the famous Goodwood estate is only a stone's throw away and easily accessed via numerous footpaths. Chichester offers a wide selection of shops, pubs, bars and cafes, plus famous attractions like Chichester Cathedral, the Chichester Festival Theatre and the Pallant House Gallery. Its mainline rail station provides services to London, Victoria. And to the south lie beaches such as West Wittering and East Head.

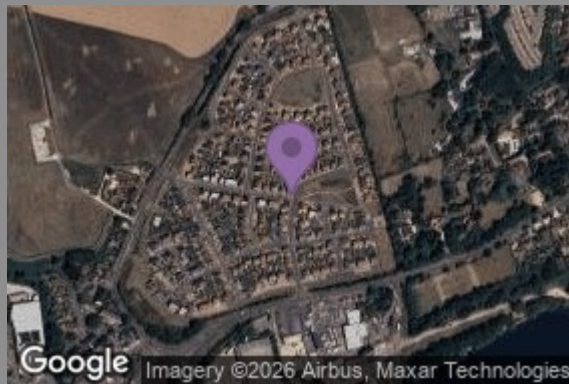
Additional Information

Tenure: Freehold

Council Band: E

Broadband: Up to 1000 mbps

Mobile: EE, Three, 02, Vodafone

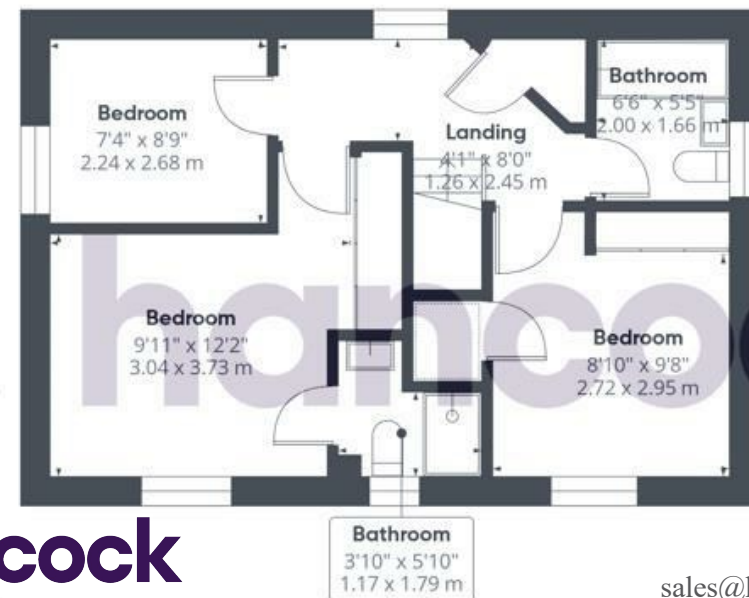


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B		
(69-80) C	83	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Floor 0



hancock
Lettings & Estate Agents

5 Northgate
Chichester
West Sussex
PO19 1BA
01243 531155

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