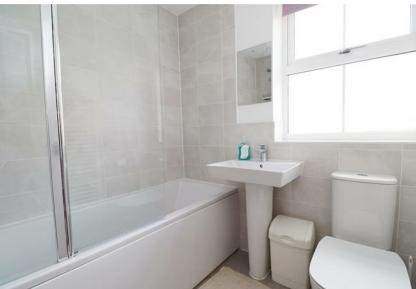


Clark Drive Westhampnett, Chichester, PO18 0GA

ASKING PRICE OF Asking price £465,000

EPC Rating: B Council Tax Band: E



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Stylish detached home on a generous corner plot with garden, garage and driveway, set in the village of Westhampnett near Goodwood. Light-filled living, modern kitchen, three bedrooms and no onward chain, moments from Chichester and the coast.

Set within a peaceful corner of this highly regarded development, this stylish detached home enjoys an enviable position overlooking a green, creating an immediate sense of space and calm. With the South Downs and the renowned Goodwood Estate quite literally on the doorstep, the property offers an exceptional blend of village life, countryside access and modern convenience — all just moments from the heart of Chichester. Offered with no onward chain, it is a home ready to be enjoyed from day one.

The layout has been carefully designed to support modern lifestyles, with light-filled rooms and a natural flow between living spaces. The dual-aspect sitting room provides a welcoming retreat, ideal for relaxing evenings or entertaining friends, while the open-plan kitchen and dining area forms the social heart of the home. Here, French doors open directly onto the garden, making it easy to move outside during warmer months for alfresco dining or children's play.

The kitchen itself is sleek and contemporary, well equipped for everyday cooking and hosting alike, with

integrated appliances and generous storage. A separate utility room keeps practicalities neatly out of sight, offering direct access to both the driveway and garage — perfect after countryside walks or busy school runs.

Upstairs, the home continues to impress with three comfortable bedrooms. The principal bedroom benefits from fitted wardrobes and a smart en-suite, creating a private sanctuary, while the second double bedroom also enjoys built-in storage. A further bedroom offers flexibility for guests, children or home working, complemented by a modern family bathroom.

Outside, the garden is a real highlight. Positioned to the side of the house, it feels wonderfully private and spacious, with a generous lawn bordered by established planting and a sunny patio ideal for summer barbecues or morning coffee. Practical features such as gated access, power points and an outside tap enhance its usability, while the driveway provides ample parking alongside the garage, which includes an electric vehicle charging point.

Westhampnett is a popular and well-connected village,

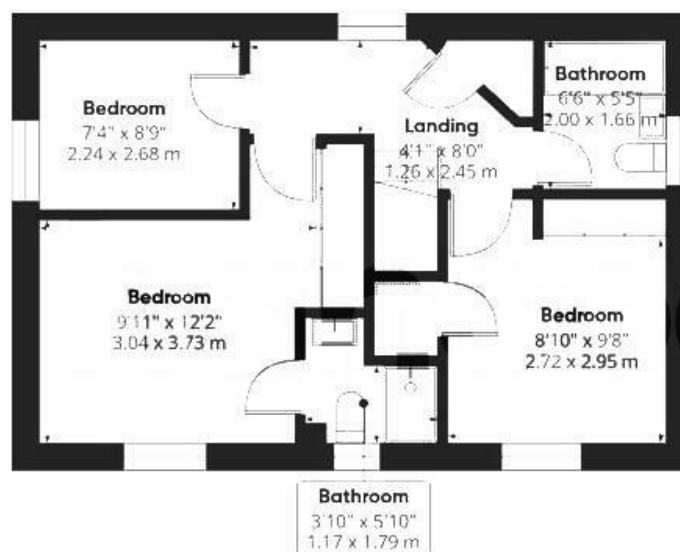
known for its welcoming community and excellent local school. Scenic walks lead directly to the Goodwood Estate, famous for its motorsport events, golf courses and countryside pursuits. Meanwhile, Chichester's historic centre is less than a mile away, offering a vibrant mix of shops, restaurants, cultural attractions and a mainline rail service to London. To the south, the stunning beaches of West Wittering and East Head complete an enviable lifestyle offering.

This is a home that combines modern comfort, outdoor space and a truly exceptional location — ideal for those seeking both tranquillity and connectivity in equal measure.





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**Floor 1**

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			
England & Wales		83	
EU Directive 2002/91/EC			