



**31 Wealden
Drive,
Westhampnett,
Chichester,
PO18 0SF**

Guide Price
£415,000 Leasehold

*****CHAIN FREE*****

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STRIDE & SON

Established 1890

A bright and spacious 3 bedroom mid terraced house situated on the edge of the Goodwood Estate

DESCRIPTION:

Forming part of the popular Grange development, a charming private estate built by Bellway Homes around 2010 and situated close to Goodwood in the village of Westhampnett on the north-eastern outskirts of Chichester, 31 Wealden Drive is a spacious 3 bedroom mid-terraced house. Currently used as a weekend bolthole the house is as new and has been maintained to a high standard by the present owner and may appeal to an investor as it can be sold fully furnished, subject to negotiation.

Constructed of brick and part-tiled elevations under a tiled roof, the accommodation is arranged over two storeys. On the ground floor, an entrance hall with cloakroom leads to a stylish fitted kitchen/breakfast room with a good range of built-in appliances, and a well proportioned sitting/dining room with French doors opening to the rear garden. On the first floor, there are 3 bedrooms, with an en-suite to the principal bedroom, and a family bathroom. Offered for sale with the advantage of no forward chain, the property also benefits from gas central heating and double glazing.

Outside, a couple of shrub beds flank a paved path leading to the front door, and a brick paved driveway provides a private parking space leading to an attached single garage with up and over door. The rear garden has a south-westerly aspect and is enclosed by timber fencing and is paved to allow for easy maintenance. A personal gate gives rear access from Lillywhite Road.



3



2



1



BAND
D



BAND
C



886
sq. ft.



The small village of Westhampnett is situated about 1.5 miles to the northeast of Chichester city centre and just to the south of the beautiful Goodwood Estate. The village is home to the Saxon church of St Peter and the highly regarded March C of E Primary School. There is a regular bus service into Chichester city.

The cathedral city of Chichester offers excellent high-street shopping, many fashionable restaurants, cafes, bars, a leisure centre with swimming pool, sports clubs, cinemas, and is home to the Pallant House Gallery and the renowned Festival Theatre. Chichester also has a mainline train station with regular services to London Victoria, and along the coast to Portsmouth and Brighton. The very nearby Goodwood Estate is famous for its many sporting event days including the much-celebrated Festival of Speed and Goodwood Revival for motor racing enthusiasts, and a season of horse racing including the Glorious Goodwood Festival.

Services: All main.

Tenure: 250 years from 2006.

Ground Rent: £298.00 per annum (£149.00 paid 1st Jan & 1st July)

Estate Service Charge: Annual Service Charge 2023/2024 is £364.61

Local Authority: Chichester District Council

Council Tax: Band - D

Energy Rating: Band - C



FLOORPLAN

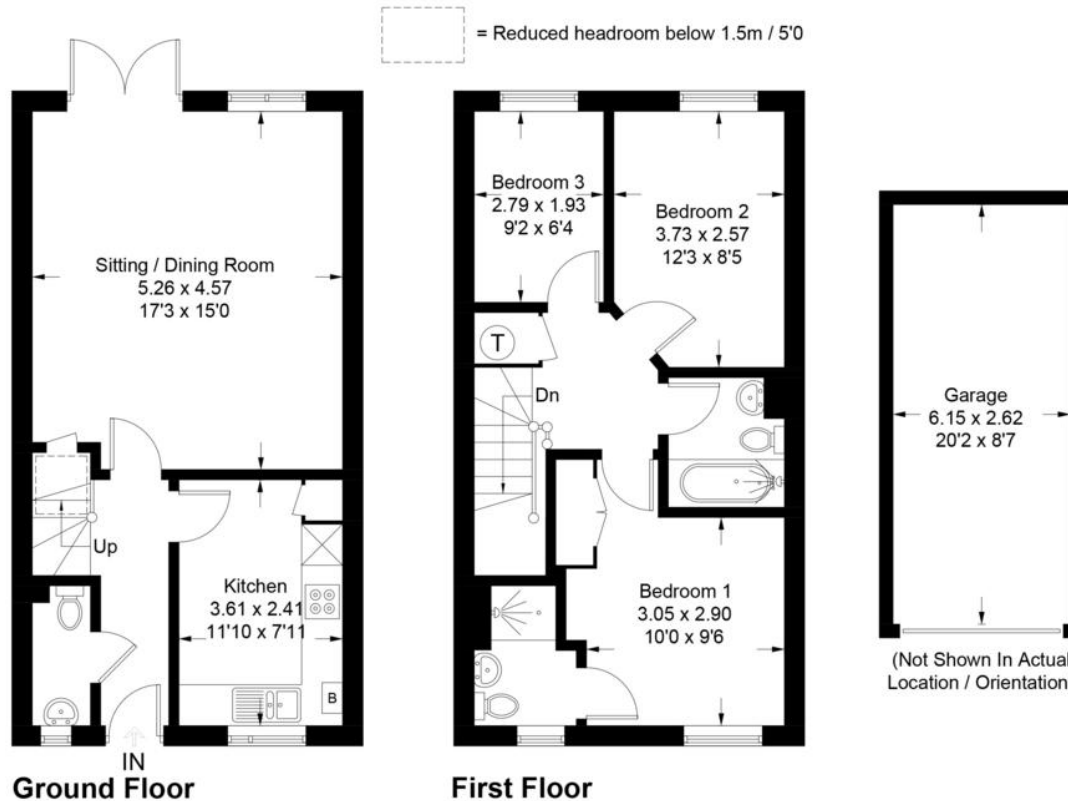
31, Wealden Drive, PO18 0SF

Approximate Gross Internal Area = 82.3 sq m / 886 sq ft

Garage = 16.0 sq m / 172 sq ft

Total = 98.3 sq m / 1058 sq ft

Produced for Stride & Son Estate Agent.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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DIRECTIONS

Leave the centre of Chichester in an easterly direction along St Pancras and then continue along Westhampnett Road. At the roundabout by Sainsbury's supermarket, take the first exit. At the next roundabout, take the second exit, and at the third roundabout, take the second exit into Stane Street. Continue into Westhampnett and after about ½ a mile turn left into Wealden Drive. Follow the road round to the right and No.29 will be found towards the end of the road on the left-hand side.

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