



## Clark Drive, Westhampnett, Chichester, PO18 0GA

- An Impressive Three Double Bedroom Detached House
- Modern Open Plan Kitchen With Utility Area
- Cosy Spacious Living Room
- Separate Formal Dining Room

**ASKING PRICE £525,000**

- Large Driveway For Two Small or One Large Car
- Enclosed Sunny Rear Garden
- Excellent Local Schools Nearby
- Prime Westhampnett Location





Welcome to this charming three-bedroom detached house located in the picturesque village of Westhampnett, just a short distance from the vibrant city of Chichester and of course Goodwood. This property offers a comfortable and modern living space, perfect for families or those looking for a peaceful retreat.

As you step inside, you are greeted by the entrance hallway leading to your separate modern living room, providing a cosy and inviting atmosphere for relaxation and entertainment. Adjacent to the living room is a spacious dining room, ideal for hosting family gatherings or dinner parties. The open-plan kitchen features a utility area and a convenient breakfast bar, making it a delightful space for culinary adventures and casual dining. Additionally, there is a WC toilet on the ground floor, ensuring convenience for both residents and guests.

One of the highlights of this property is the large sunny patio garden, accessible through the kitchen. This outdoor space is perfect for enjoying the sunshine, hosting barbecues, or simply unwinding after a long day. It offers ample room for outdoor furniture, gardening, and recreational activities.

Moving upstairs, you will find three well-appointed bedrooms. The master bedroom boasts an en-suite bathroom, providing a private and luxurious retreat. It also features built-in wardrobes, offering plenty of storage space for your belongings. The second bedroom also benefits from a built-in wardrobe, providing additional storage options. The third bedroom, which could be utilized as a home office or nursery, offers flexibility to suit your needs.

Completing the upper level is a family bathroom, equipped with a bath, catering to the needs of the entire household. This well-designed space ensures comfort and convenience for all.

Outside the front of the property, you will find a driveway, providing off-street parking for multiple vehicles. This is a valuable feature, particularly in a sought-after location like Westhampnett. The front garden adds to the overall appeal of the property, creating a welcoming and attractive entrance.

Sainsbury's supermarket is close by meaning shops and amenities are only a stone's throw away and Goodwood couldn't be any closer which is ideal for weekend Airbnb holiday lets which can bring in income to cover a summer holiday. To sum up, this substantial home is perfectly placed with versatile spaces both inside & out is definitely one not to be missed!





# Accommodation

## GROUND FLOOR

ENTRANCE HALLWAY

LOUNGE

9' 07" x 18' 05" (2.92m x 5.56m)

DINING ROOM

10' 5" x 17' 0" (3.17m x 5.19m)

KITCHEN/UTILITY ROOM

25' 09" x 12' 03" (7.84m x 3.74m)

## FIRST FLOOR

BEDROOM ONE

10' 06" x 19' 08" (3.20m x 6.00m)

EN SUITE

BEDROOM TWO

10' 06" x 11' 01" (3.20m x 3.38m)

BEDROOM THREE

6' 08" x 10' 08" (2.04m x 3.26m)

BATHROOM

6' 02" x 6' 03" (1.88m x 1.91m)

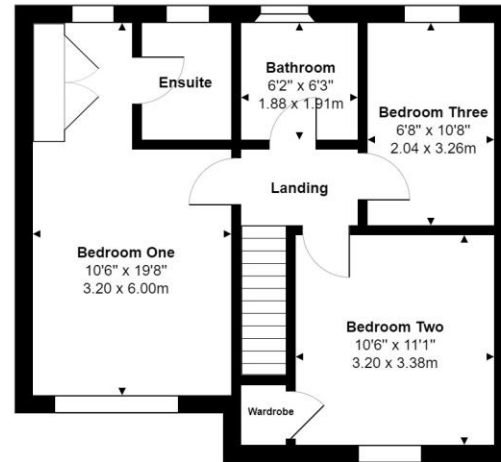
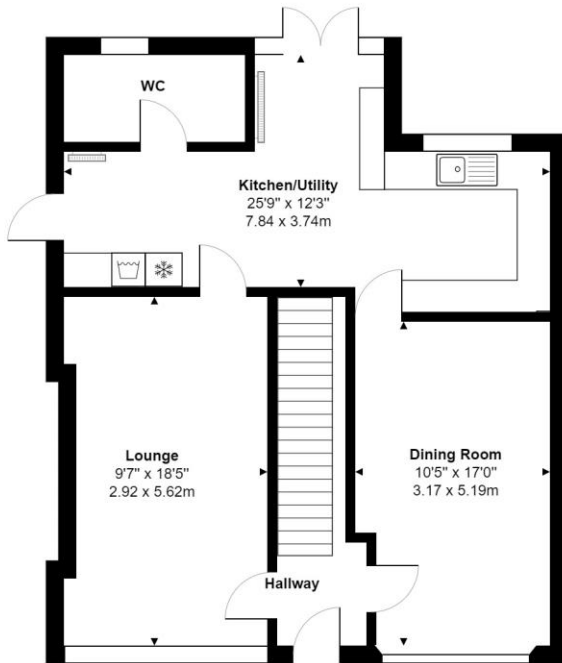
## OUTSIDE

DRIVEWAY

SUNNY REAR GARDEN



Picture this...



Total Area: 1267 ft² ... 117.7 m²

This is the ideal property to come home to after a long day! Relaxing in your private rear garden whilst enjoying a few drinks in the sun...could there be a better way to switch off?

Why not take a short drive into town and really soak up Chichester's cosmopolitan atmosphere by exploring the wide range of bars, restaurants and shops on offer. This City really is known for its entertainment and lifestyle.

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

The Old Boat House  
Bosham Lane  
Bosham  
PO18 8HS

www.soloestates.co.uk  
01243 624 637  
info@soloestates.co.uk

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