



3 Burgess Close, Westhampnett

A most attractive detached house with countryside views



2



3



2



- ▶ **Situated on the edge of the city and open countryside**
- ▶ **Prime position on the edge of the development**
- ▶ **Utility room**
- ▶ **Garage with EV charger**
- ▶ **Attractive flint and brick elevations**
- ▶ **Dual aspect sitting room and kitchen/dining room**
- ▶ **Principal bedroom with en-suite shower room**

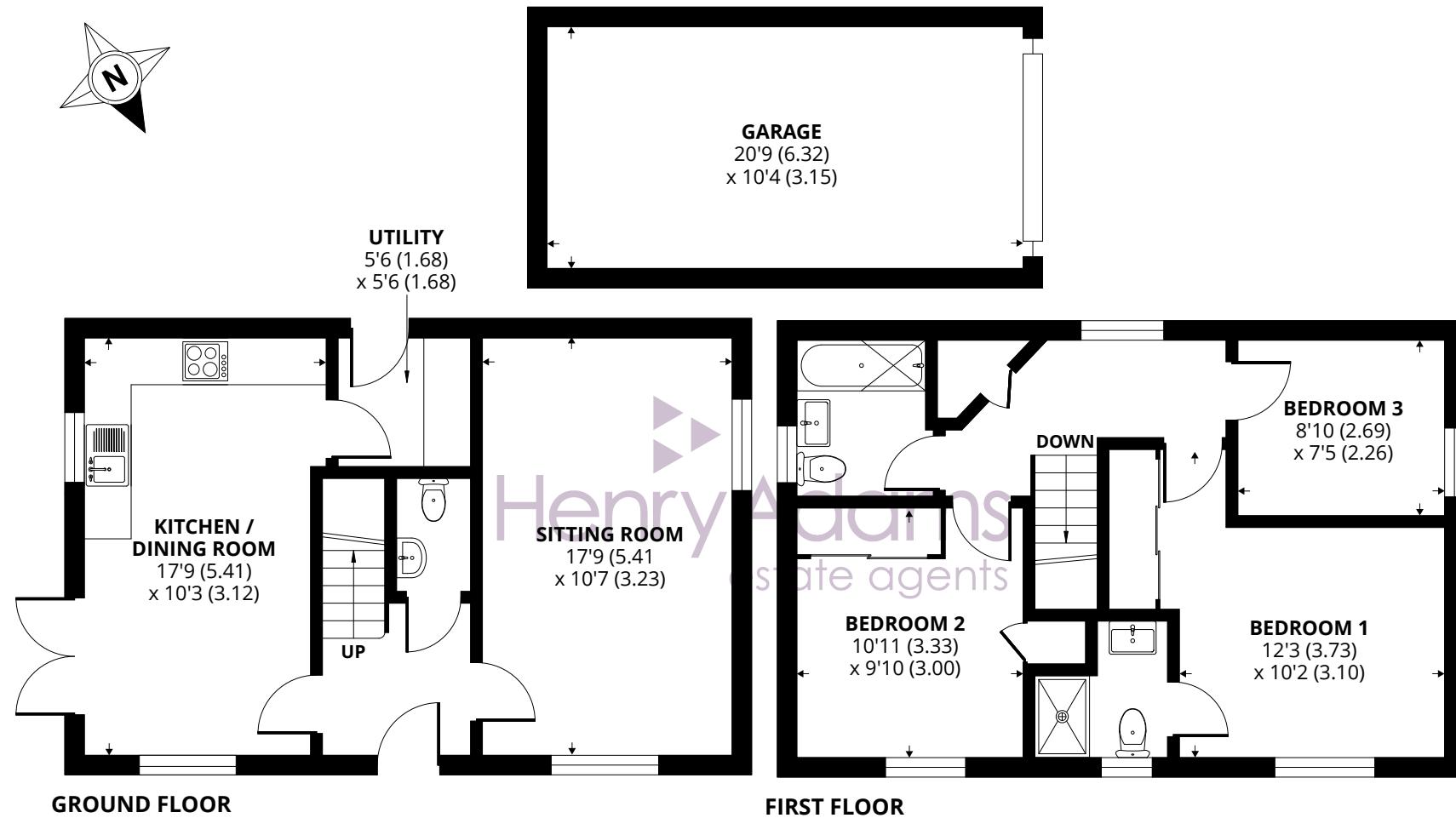
Presented in show home order throughout, this charming three bedroom detached is situated in one of the finest positions on the periphery of the popular Madgewick Park development. Built in 2020 by NHBC Award winning builders David Wilson Homes, the property is positioned towards the end of a small residential cul-de-sac with countryside views across the Goodwood estate towards the South Downs.

The light well planned accommodation includes a welcoming entrance hall, a dual aspect sitting room and a spacious open plan kitchen/dining room with integrated appliances and French doors from the dining area to the rear garden. There is also a separate utility room with an external door and a cloakroom. Upstairs there are three bedrooms and a family bathroom. The principal bedroom has an en-suite shower room.

A private drive provides parking for two cars and leads to a large single garage with a home Pod Point EV charger. The rear garden is walled and fenced and has a neatly tended lawn, a large patio, perfect for alfresco dining and maturing borders.

Chichester District Council - 23/24 Tax Band E £2,634.32





Approximate Area = 986 sq ft / 91.6 sq m

Garage = 210 sq ft / 19.5 sq m

Total = 1196 sq ft / 111.1 sq m

For identification only - Not to scale



Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

Location

Goodwood is close by with its historic motor racing circuit, airfield and racecourse. The Goodwood Park Hotel with sports and leisure facilities and two superb golf courses, both part of the Duke of Richmond's estate, are just up the road. Chichester offers excellent high street shopping and a wide range of fashionable cafes, restaurants and bars. There is also a wide range of recreational and cultural amenities including the renowned Festival Theatre. There are superb sailing facilities around Chichester Harbour and water sports from the beaches at West Wittering. The area is a paradise for wildlife enthusiasts, with beautiful walks and cycle tracks over the South Downs and around the harbour.

Directions

Proceed east out of Chichester along St Pancras, at the final roundabout take the first exit off into Madgwick Lane (signposted to Goodwood). Take the first turning on the right into Shelby Drive and then left into Hamilton Way. Burgess Close is the third cul-de-sac on the left and the property is towards the end on the left.

what3words.com/worker.nail.throw

View north across open countryside towards Goodwood

