



17 Hamilton Way, Westhampnett

A detached house situated on a modern development close to countryside.



- ▶ Detached modern house
- ▶ Kitchen/dining room
- ▶ Three bedrooms
- ▶ Landscaped rear garden
- ▶ Driveway for four cars
- ▶ View over central greensward
- ▶ Sitting room
- ▶ En-suite shower room and family bathroom
- ▶ Single garage

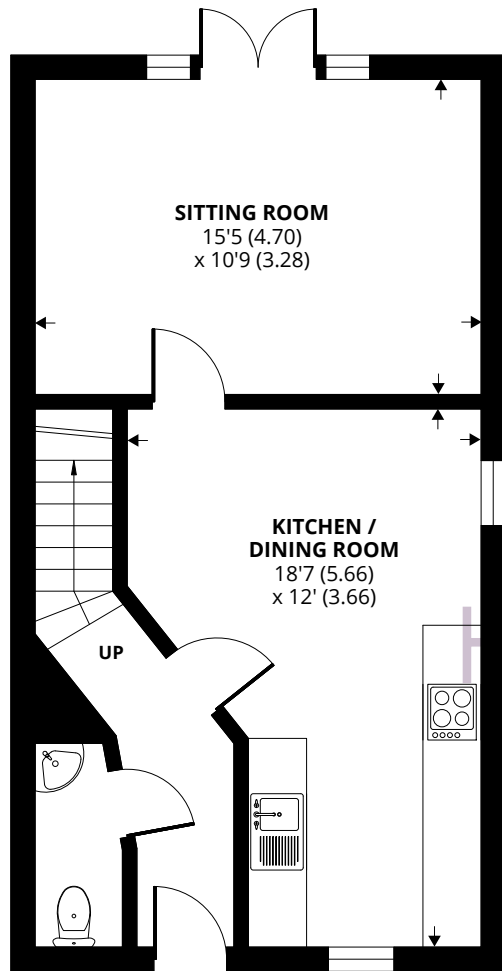
An exceptional three bedroom detached modern house situated on the much sought after Madgwick Park development on the door stop of the glorious South Downs and the Goodwood Estate.

This beautiful home enjoys one of the finest positions on the development, amid larger detached properties, overlooking a central greensward. The well-planned accommodation includes a welcoming entrance hall with a cloakroom to one side, a well-appointed dual aspect kitchen/dining room with a view of the central green, and a bright sitting room with French doors leading out to the generously proportioned and attractively landscaped rear garden. Upstairs there are three bedrooms and a family bathroom. The principal bedroom has an en suite shower room.

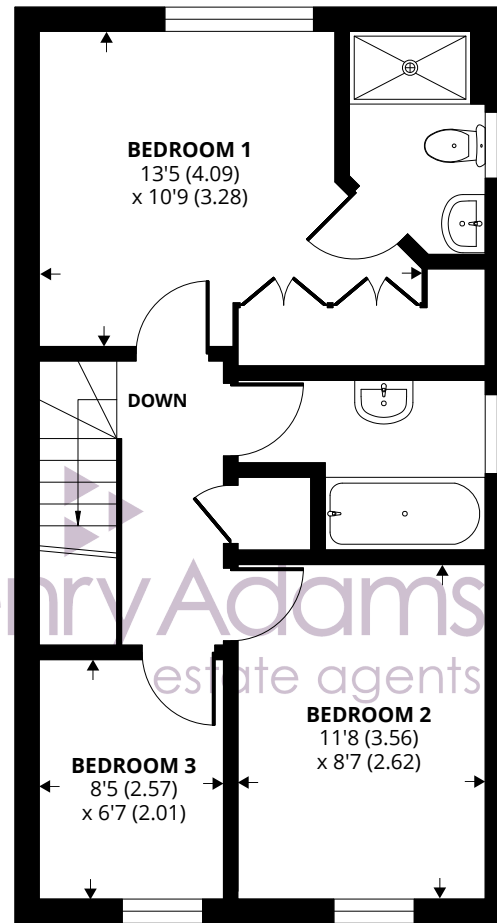
A further feature of the property is the double width private drive providing off-road parking for four cars, which lead to a large single garage.

Chichester District Council - 24/25 Tax Band E £2,762.54

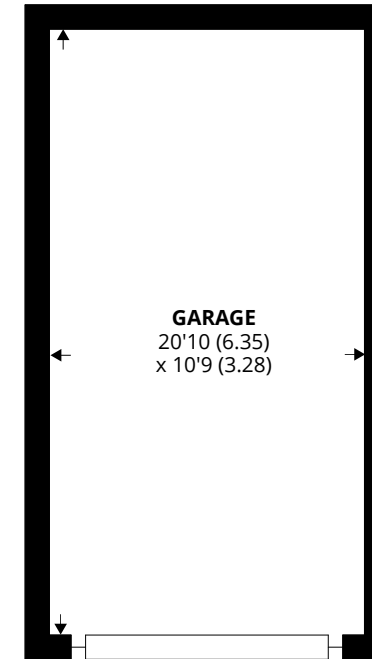




GROUND FLOOR



FIRST FLOOR



Approximate Area = 918 sq ft / 85.2 sq m

Garage = 226 sq ft / 20.9 sq m

Total = 1144 sq ft / 106.1 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. The property is on the left after the turning to Burgess Close.

what3words.com/props.marker.rinse

