



## 31 Vespasian Close, Westhampnett

A semi-detached house situated on a modern development.



- ▶ Modern semi-detached house
- ▶ Sitting room
- ▶ Cloakroom
- ▶ Attractive garden
- ▶ Driveway and garage
- ▶ Three bedrooms
- ▶ Kitchen/dining room
- ▶ En-suite shower room/WC
- ▶ Bathroom/WC
- ▶ Close to Goodwood

Enjoying a peripheral position on a modern development conveniently situated for Goodwood and Chichester, lies this semi-detached house.

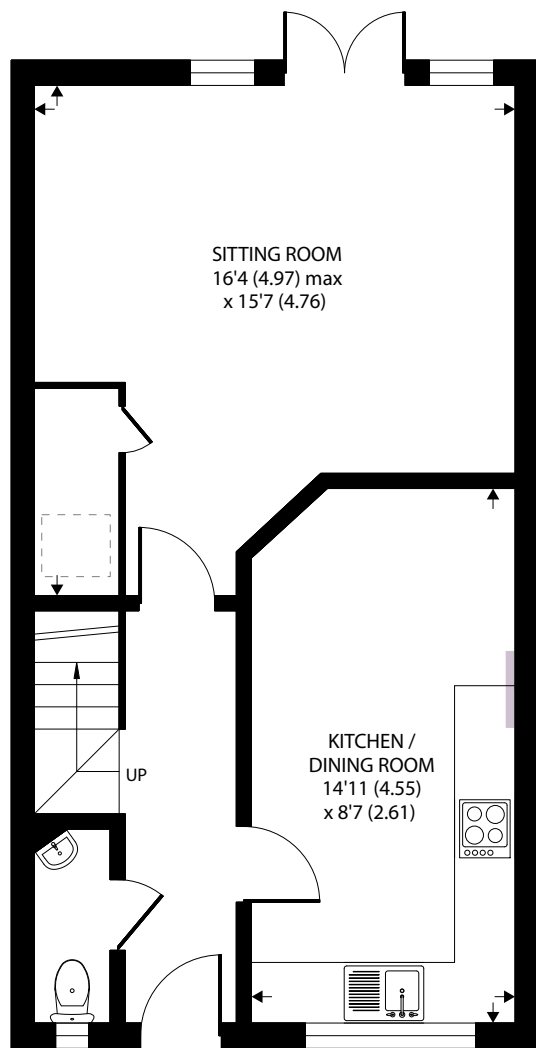
Built by Bellway homes in 2017, the property offers well-proportioned accommodation, ideal for modern living. On the ground floor, a kitchen/dining room can be found which benefits from an integrated fridge/freezer, oven, hob and dishwasher. The sitting room is situated to the rear of the house and has doors leading out to the attractive garden. The principal bedroom benefits from an en-suite shower room/WC and two further bedrooms and a bathroom/WC can also be found on the first floor. From the kitchen and front bedroom, there are views towards fields.

Outside, to the front and side of the property is a driveway which leads to a garage. The enclosed rear garden has been tastefully landscaped with a patio area adjoining the rear of the house which gives way to lawn which is surmounted by a flower and shrub bed. There is a further tucked-away patio with a pergola situated behind the garage.

Estate charge - currently £25.83 per month.

Chichester District Council - 24/25 Tax Band D £2,260.26

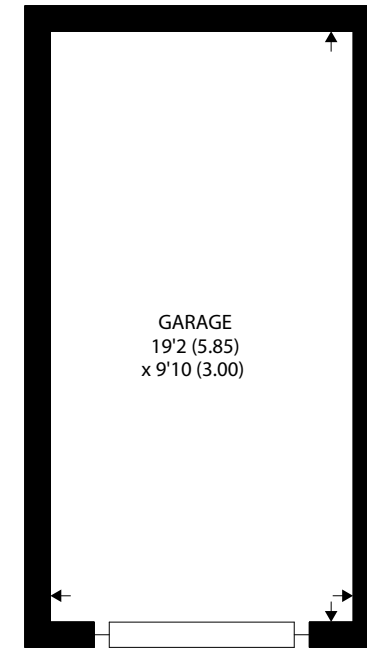




GROUND FLOOR



FIRST FLOOR



Approximate Area = 910 sq ft / 84.5 sq m

Garage = 189 sq ft / 17.5 sq m

Total = 1099 sq ft / 102 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

This modern and well presented home is located on a small development on the periphery of Chichester, close to the Westhampnett Community Hall, smart new children's purposely designed nursery, The March C of E Primary School (rated Ofsted Good in March 2023), St Peters church and a bus stop nearby with a regular service into Chichester. Nearby is Goodwood and the beautiful South Downs countryside. Goodwood is famous for its many event days including the world renowned Festival of Speed and Goodwood Revival for motor racing enthusiasts and a season of horse racing including the Qatar Goodwood Festival. There are water sports activities at Chichester Watersports and excellent sailing facilities around Chichester Harbour and beaches at West Wittering.

## Directions

Proceed east out of Chichester along St Pancras. At the Sainsbury's roundabout take the first exit. At the next roundabout take the second exit and at the third roundabout take the second exit into Stane Street. After passing the church take the third turning on the right into Hadrian Drive. Take the second turning on the left into Augustus Road and the right into Vespasian Close. No 31 is towards the end on the left. [what3words.com/spaces/renovated.toffee](https://www.what3words.com/spaces/renovated.toffee)

