



48 Westlands Road, Hunston - PO20 1PJ  
£400,000 - FREEHOLD



STRIDE & SON

# 48 Westlands Road

Hunston, Chichester

Modernised family home in a cul-de-sac, offering generous open-plan living, three double bedrooms and a versatile garden room, with convenient access to Chichester by road, bus or canal path.

- Modernised family home in a popular cul-de-sac location
- Easy access to Chichester city centre via road, bus or canal path
- Spacious open-plan kitchen, dining and living area
- Separate snug/sitting room with log burner
- Well-equipped kitchen with utility room and cloakroom
- Three well-proportioned double bedrooms
- Stylish family bathroom with modern fittings
- Landscaped rear garden with patio and lawn
- Detached garden room ideal as office, studio or games room
- Versatile accommodation suited to modern family living





## 48 Westlands Road

### ACCOMMODATION

The property has been thoughtfully reconfigured and modernised to provide versatile, well-arranged accommodation over two floors, complemented by a substantial detached garden room.

The ground floor centres around a generous open-plan kitchen, dining and living space, creating an ideal hub for family life and entertaining.

Tri-fold glazed doors open directly onto the rear garden, allowing excellent natural light and a strong connection between indoor and outdoor living.

The kitchen is well equipped with modern wall and base units and integrated appliances with an adjoining utility room providing additional storage and laundry facilities, alongside a separate WC.

A separate sitting room/snug provides a cosy additional reception space offering flexibility for quieter evenings or informal living.



## ACCOMMODATION & OUTSIDE

To the first floor are three well-proportioned double bedrooms. The principal bedroom benefits from fitted storage, while the remaining rooms enjoy pleasant outlooks and a sense of privacy.

The accommodation is completed by a beautifully presented family bathroom featuring modern sanitary ware, brass fittings, mood lighting and built-in storage.

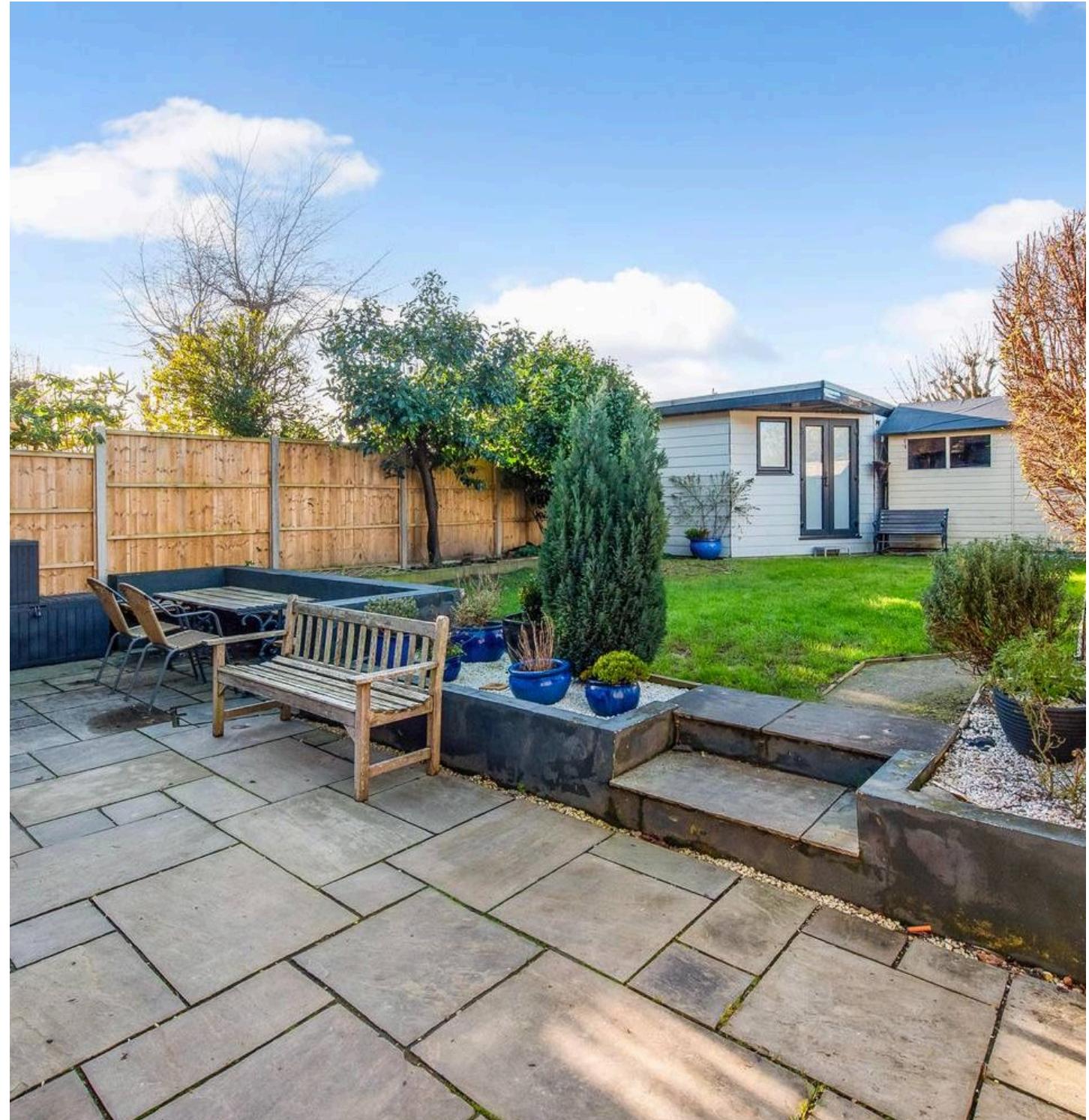
The rear garden is arranged with a spacious paved terrace adjoining the house and a lawn beyond bordered by mature planting.

A large garden shed provides practical storage, while at the far end of the garden sits an impressive detached garden room.

Currently arranged as a bar and games room, this fully powered, heated space with secure double doors lends itself to a variety of uses including a home office, studio or leisure room.

Although the property is classed as terraced, a shared side walkway provides convenient access to the garden.

The owners also have use of a garage within the cul-de-sac, which is currently rented and may be available to future owners. Terms available via the selling agent.



Hunston is a village located to the south-west of Chichester and provides a range of everyday amenities including a primary school, village shop, public house and church.

Chichester city centre is within easy reach and offers a wide range of retail, cultural and leisure facilities together with a mainline railway station providing services to London.

The south coast, including West Wittering and East Head, is readily accessible, as is the wider Chichester Harbour Area of Outstanding Natural Beauty.

The village is well positioned for local and regional travel, with convenient access to the A27 and A286.

The area combines village setting with practical access to the city, coast and surrounding countryside.

Tenure - FREEHOLD

Services - All Mains

Council Tax band - C

Local Authority - Chichester District Council

EPC Rating - C







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Approximate Gross Internal Area = 114.7 sq m / 1235 sq ft

Outbuilding = 20.8 sq m / 224 sq ft

Total = 135.5 sq m / 1459 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.

Created by Emzo Marketing 2026. (ID1268627)



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