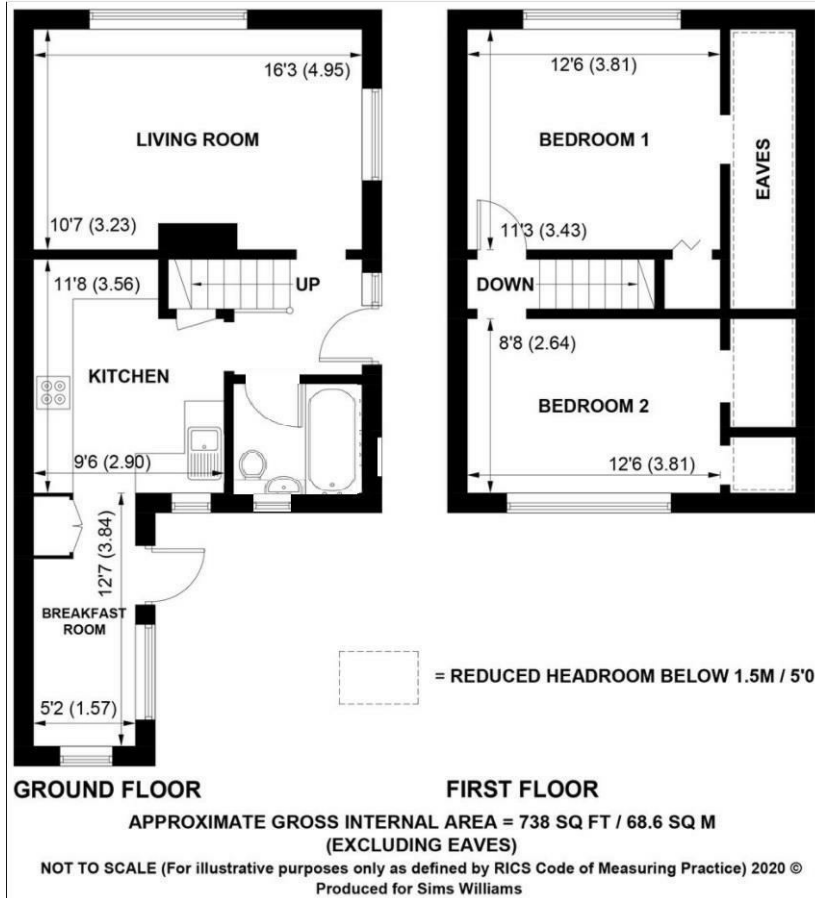


*SW*  
Sims Williams



9 RICHMOND ROAD, WESTERTON, CHICHESTER, SUSSEX, PO18 0PQ





# £269,950 Freehold

9, RICHMOND ROAD,  
WESTERTON CHICHESTER,  
SUSSEX, PO18 0PQ

- End Of Terrace House
- Sitting/Dining Room
- Playroom/Utility
- Bathroom
- 2 Double Bedrooms
- South Facing Gardens
- Modern Electric Heating
- Must Be Viewed

## EPC RATING

Current = E  
Potential = B

## COUNCIL TAX BAND

Band = C

A beautifully presented, spacious end of terrace 2 double bedroom house in the lovely hamlet of Westerton close to Goodwood House and about 3 miles from Chichester.

The property has a hallway with stairs to the first floor and doors off to both the sitting room which has an open fireplace and bright double aspect and the kitchen. The kitchen has a good range of cupboards and drawers under the counter tops with space for the usual appliances and which opens into a double aspect play room.. There is a door into the rear garden. The bathroom has a modern white suite with shower mixer tap over the bath. A new carpet was added in the Spring of 2020.

On the first floor there are 2 double bedrooms, one at the front and one at the rear. The property has the latest electric heating which can be controlled via an app on your mobile 'phone and double glazing throughout.

## Location

Being in the countryside the property

enjoys much of the local wildlife including a variety of birds and beyond in the fields which surround the hamlet. The cathedral city of Chichester lies about 3 miles to the south, with its wide variety of shopping facilities and amenities including the Pallant House Gallery and the world renown Festival Theatre.

## Directions

From Chichester proceed east along Westhampnett Road and at the Sainsburys roundabout take the road signposted to Goodwood. Carry on for about 2.5 miles and opposite the Goodwood Motor Racing Circuit turn right signposted to Westerton. As you enter the hamlet turn left into Richmond Road.

