



TILEMAKERS CLOSE

PO18 0RN

£387,500
FREEHOLD

A spacious townhouse with a delightful enclosed rear garden located in the semi-rural village of Westhampnett some 2 miles from Chichester's historic city centre.



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Gas fired central heating |
Ground floor kitchen/dining room
| 3 Bedrooms | Master bedroom
with en-suite | Integral garage |
Driveway parking | Village
location | No onward chain



Constructed circa 2007, this modern and spacious townhouse offers flexible and well presented accommodation arranged over three floors. The property is also light and airy throughout and benefits from both a spacious ground floor kitchen/dining room and a large second floor sitting room. Outside there is an enclosed rear garden and ample driveway parking in front of a good sized integral garage. Located in the village of Westhampnett the property is only around two miles to the north east of Chichester's vibrant city centre but also has local village amenities close by in the form of a popular primary school, village hall and a garage and there are miles of footpaths which run through and close to the village linking routes up to renowned Goodwood Estate (a short distance away) and beyond into The South Downs National Park.

Accommodation

Once inside there is a large entrance hall (with cloakroom) leading to the integral garage and beyond into a stunning and spacious kitchen/dining room offering access to the garden via French doors. The kitchen also has modern fitted units and appliances and a nice outlook over the rear garden. On the first floor there is a spacious sitting room with feature fire and French doors opening onto a pretty Juliet balcony. A good

sized bedroom/study completes the first floor. On the second floor lies a master bedroom with ample built in storage and an en-suite, a further bedroom also with built in storage and a modern family bathroom.

Outside

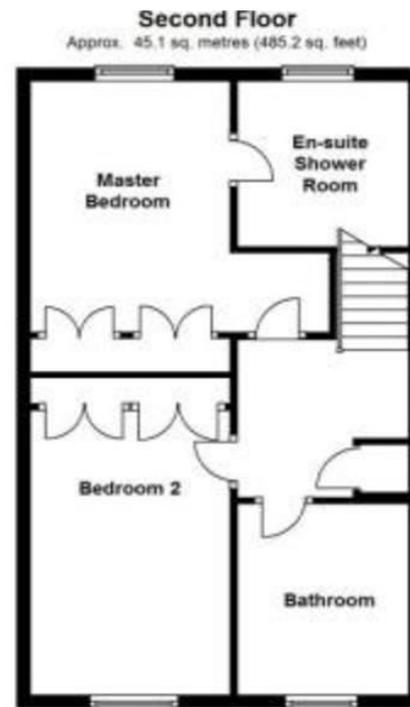
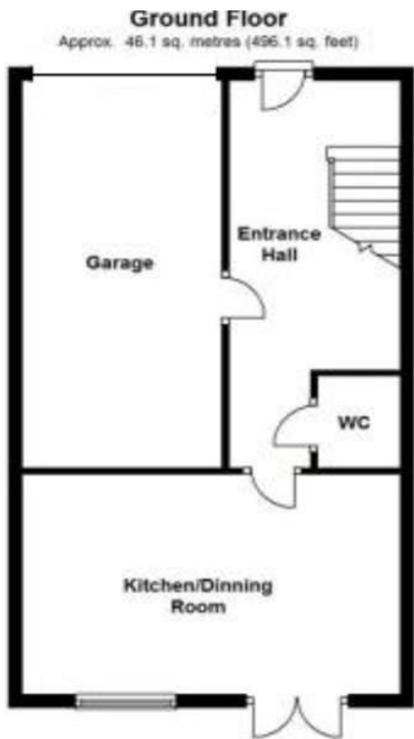
To the rear there is a pretty, enclosed garden which is paved with mature shrubs and plants dotted throughout and side gate for access. To the front there is ample driveway parking in front of the integral garage which is fitted with an up and over entrance door.

Situation

The property is situated in the popular, semi-rural village of Westhampnett which lies some two miles to the north east of the Cathedral city of Chichester and is surrounded by beautiful West Sussex countryside, perfect for walking the miles of footpaths that lie close by and lead up into the South Downs National Park. Chichester's historic centre offers an enviable selection of bars, restaurants and shops. Chichester is renowned for the highly regarded Festival Theatre, Pallant House Gallery and its close proximity to The Goodwood Estate, famous for both motor car and horse racing. To the south of the city is Chichester Harbour (designated an Area of Outstanding Natural Beauty), and within lies the blue flag beach of West Wittering. Chichester station provides rail links to London via the Victoria Line but also via Havant and the Waterloo Line, the station also links connections right along the south coast.

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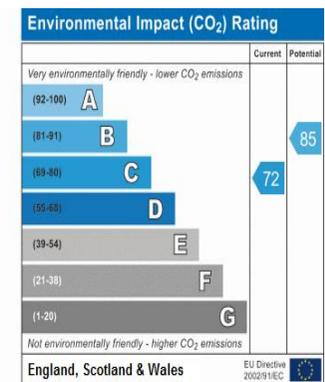
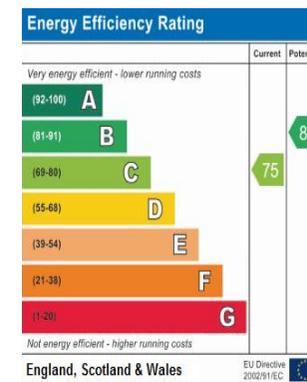


Total area: approx. 137.6 sq. metres (1481.2 sq. feet)



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

