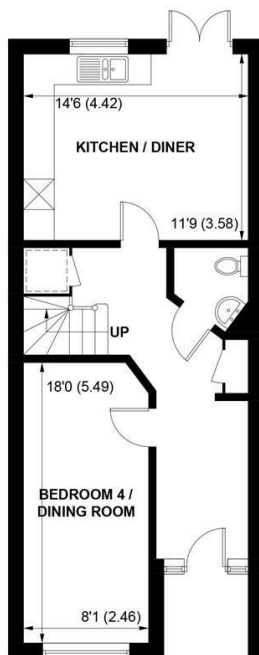




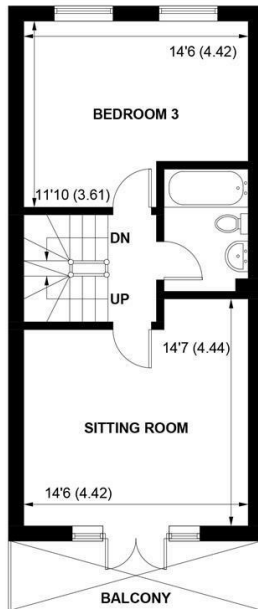
SW

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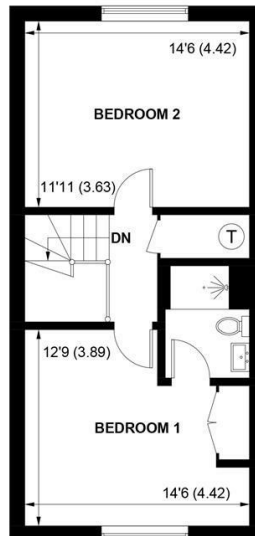
12 WEALDEN DRIVE, WESTHAMPNETT, CHICHESTER, WEST SUSSEX, PO18 0SF



**GROUND FLOOR**

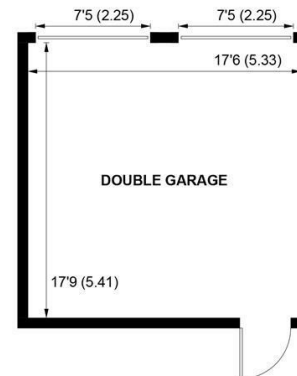


**FIRST FLOOR**



**SECOND FLOOR**

= Reduced headroom below 1.5m / 5'0"



**(NOT SHOWN IN ACTUAL  
LOCATION / ORIENTATION)**

**APPROXIMATE GROSS INTERNAL AREA = 1455 SQ FT / 135.2 SQ M**

**DOUBLE GARAGE = 311 SQ FT / 28.9 SQ M**

**TOTAL = 1766 SQ FT / 164.1 SQ M**

**NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2024 ©**

**Produced for Sims Williams**

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# £415,000 Leasehold

12, WEALDEN DRIVE,  
WESTHAMPNETT CHICHESTER,  
WEST SUSSEX, PO18 0SF

- Well Presented Townhouse
- Versatile Accommodation
- Modern Fitted Kitchen
- Sitting Room With Balcony
- Dining Room/Bedroom 4
- 3 Bedrooms
- Bathroom & En Suite
- South Facing Garden
- Double Garage

## EPC RATING

Current = C  
Potential = B

## COUNCIL TAX BAND

Band = E

An extremely versatile modern townhouse located in the semi-rural location of Westhampnett, lying a little over 2 miles to the east of Chichester.

The property is well presented throughout and the accommodation is arranged over 3 floors. Welcoming entrance hall with stairs leading to the first floor and doors to downstairs cloakroom and to dining room/bedroom 4.

The kitchen is fitted with a range of modern, stylish gloss units, with integrated fridge freezer and washing machine, gas hob with extractor over and electric oven. A door opens onto the rear garden.

To the first floor there is a good-sized sitting room with French doors opening onto the balcony, bedroom 3 and the family bathroom with white suite consisting of bath, pedestal wash basin and WC.

A further staircase leads to the second floor with 2 double bedrooms, with bedroom 1 benefiting from built-in wardrobes and en suite shower room.

Outside the front overlooks a pleasant, central green area. The secluded, southerly rear garden is mainly to lawn with patio area and border planting. A personnel door leads to the double garage, with power and lighting.

The property is subject to a 250 year lease, with 232 years remaining. Ground rent is approximately £150 per annum and service charge is approximately £365 per annum.

## Disclaimer...

As the seller's agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property or issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.

## Directions...

From the Portfield roundabout at Chichester heading west, take the 2nd exit from the Chichester bypass, then at the next roundabout take the 3rd exit onto Stane Street towards Westhampnett. Continue past the small church and then Claypit Lane and you will see the turning on the left into Wealden Drive. The property will be found on the right hand side.

Sales & Lettings offices in Arundel, Bognor Regis, Chichester & Walberton

