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Sims Williams



16 FAIRMAN ROAD, WESTHAMPNETT, WEST SUSSEX, PO18 0GD



APPROXIMATE GROSS INTERNAL AREA = 821 SQ FT / 76.3 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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# £87,500 Leasehold

16, FAIRMAN ROAD,  
WESTHAMPNETT,  
WEST SUSSEX, PO18 0GD

- 25% Shared Ownership
- No Onward Chain
- Semi-Detached House
- Beautifully Presented
- Open-Plan Living/Kitchen Area
- 2 Double Bedrooms
- Bathroom & Cloakroom
- Landscaped Rear Garden
- Off-Road Parking

## EPC RATING

Current = B  
Potential = A

## COUNCIL TAX BAND

Band = D

Offered for sale with no onward chain, this beautifully presented semi-detached house is located in a popular residential location, lying just east of Chichester.

Accommodation is arranged over 2 floors and comprises entrance hall with stairs to first floor and door leading to the open-plan kitchen/living area. The kitchen is fitted with a range of stylish modern units, work surfaces and appliances. A useful downstairs cloakroom completes the ground floor.

To the first floor there are 2 double bedrooms and bathroom with white suite consisting of bath with shower over, wash basin and WC.

Outside, the front has a brick pavior driveway with parking for 2 cars. There is pretty border planting by the front door.

The attractive rear garden has been landscaped to provide areas of lawn, patio and raised planting areas. There is a useful timber shed and greenhouse.

## Tenure

Leasehold property with 121 years remaining of its 125 year term. Monthly rent is approximately £700.00. Estate management charges are approximately £600.00 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...

Heading east out of Chichester follow Westhampnett Road then turn onto Madgwick Lane. Take a right into the Madgwick Park Development then another right into Fairman Road, the house can be found on the right hand side.



