



**7 Gerard Walk, Westhamphnett, PO18 0GF**

Guide Price **£397,000**



## 7 Gerard Walk, Westhampnett

**A modern house offering versatile accommodation.**

- Vacant possession
- Accommodation arranged over three floors
- Three/four bedrooms
- Two reception rooms
- En-suite shower room and family bathroom
- Garden
- Allocated parking

This modern semi-detached home, offered with vacant possession, provides versatile accommodation arranged over three floors.

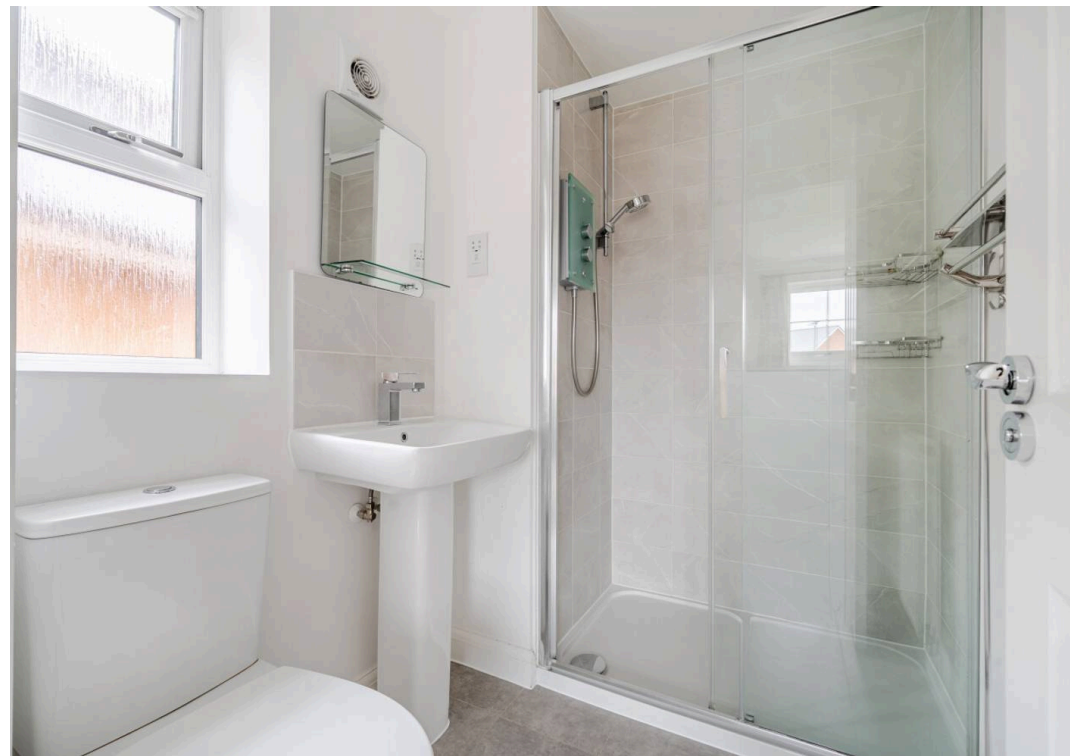
The ground floor features a useful study/bedroom, a cloakroom and an impressive open-plan kitchen/sitting room with doors opening to the garden. On the first floor there is a sitting room and a principal bedroom with an en-suite shower room/WC, while the second floor offers two further bedrooms and a well-appointed family bathroom/WC.

Outside, there is a private garden along with allocated parking which can be accessed via the rear gate in the garden, An ideal home for families or professionals, with viewing highly recommended.

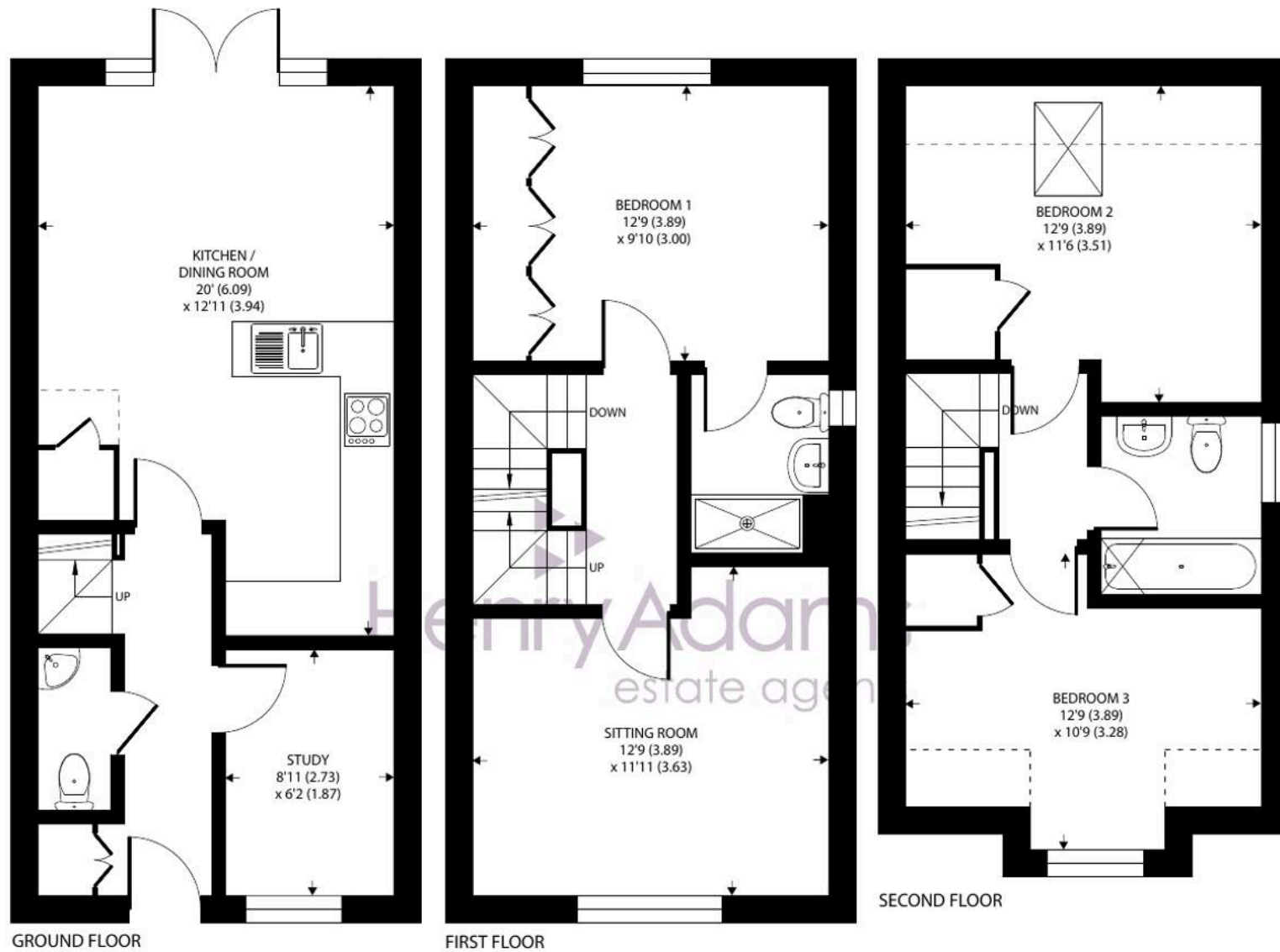
Estate Charge: TBC

Chichester District Council – 25/26 Tax Band E  
£2,889.39 EPC-B









Approximate Area = 1062 sq ft / 98.6 sq m  
 Limited Use Area(s) = 44 sq ft / 4 sq m  
 Total = 1106 sq ft / 102.7 sq m

For identification only - Not to scale



Denotes restricted  
head height



**Location** – Goodwood is close by with its historic motor racing circuit, airfield and racecourse. The Goodwood Park Hotel with sports and leisure facilities and two superb golf courses, both part of the Duke of Richmond's estate, are just up the road. Chichester offers excellent high street shopping and a wide range of fashionable cafes, restaurants and bars. There is also a wide range of recreational and cultural amenities including the renowned Festival Theatre. There are superb sailing facilities around Chichester Harbour and water sports from the beaches at West Wittering. The area is a paradise for wildlife enthusiasts, with beautiful walks and cycle tracks over the South Downs and around the harbour.

**Directions** – Proceed east out of Chichester along St Pancras, at the final roundabout take the first exit off into Madgwick Lane (signposted to Goodwood). Take the first turning on the right into Shelby Drive and then right again into Fairman Road. Take the first turning on the right into Hawthorn Way. Parking for the property is towards the end on the left. There is pedestrian access either through the rear gate (What3words – create.glee.hiding) or proceed on foot to the end of Hawthorn Way and round to the left where No 7 is a short distance along on the left (What3words – fallen.visits.toxic).

**Agents Note** - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

To arrange a viewing call 01243 533377 view details online at [henryadams.co.uk](https://www.henryadams.co.uk)

