



## 7 Wealden Drive, Westhampnett, PO18 0SF

80% Shared Ownership \* - Fixed Price £200,000

# 7 Wealden Drive, Westhampnett

A well presented first floor apartment

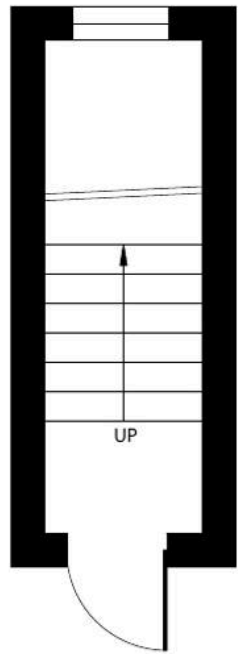
- Separate understairs storage room
- Own private entrance
- Boarded loft space
- Open plan kitchen/sitting room
- Two bedrooms
- Bathroom
- Shared garden with shed
- Allocated parking space

Accessed via its own private entrance, this well-presented apartment is reached by a set of private internal stairs leading to a welcoming entrance hallway, from which all principal rooms are accessed. The apartment also benefits from generous storage including professionally boarded out loft space and additional understairs storage room at the rear via accessed via the garden.

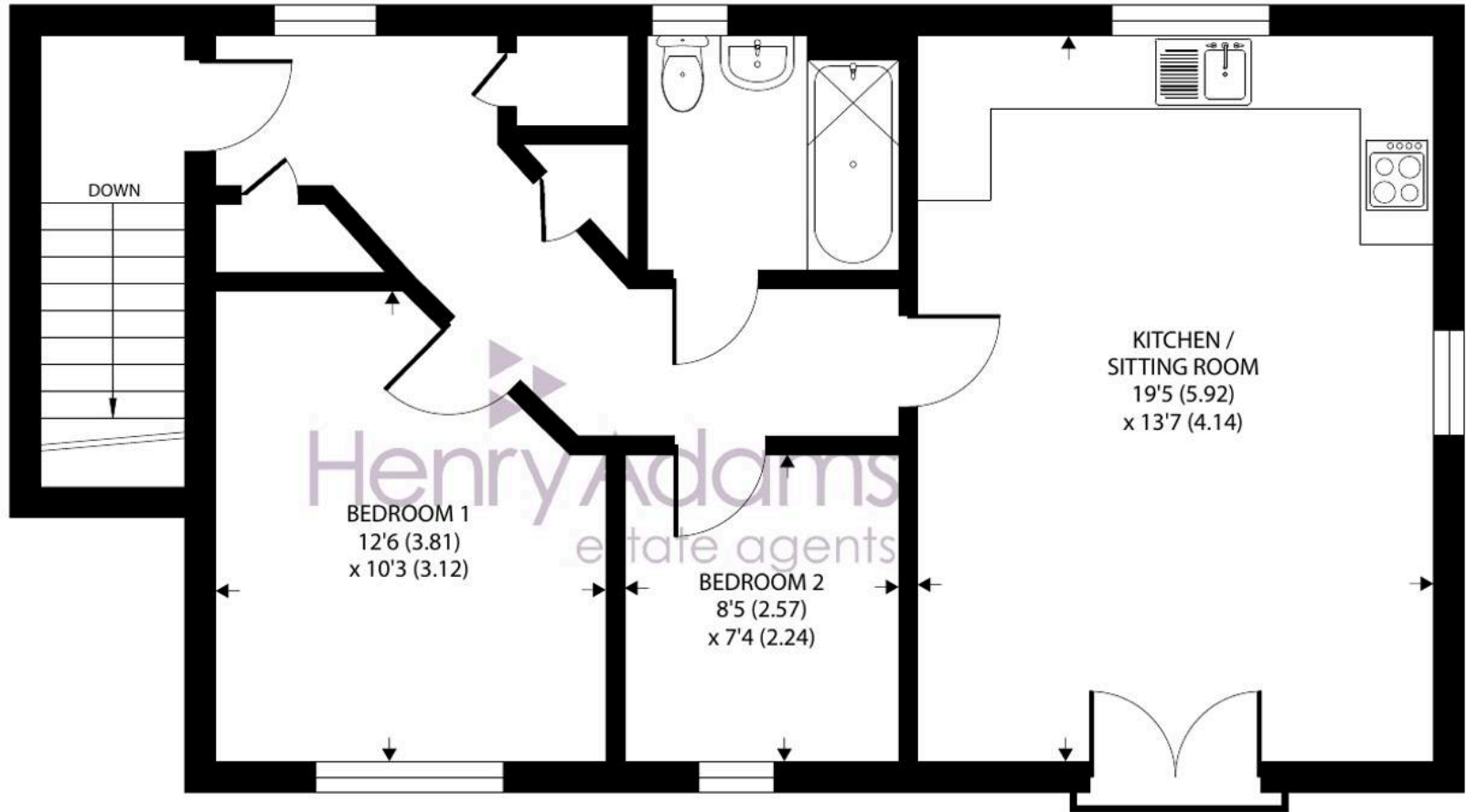
The sitting/dining room is a light and airy space, featuring double-glazed French doors that open to a charming Juliet balcony, along with an additional rear window that allows ample natural light to flow through, thanks to its dual-aspect design. The sitting area seamlessly connects to a modern, well-appointed kitchen, which offers a comprehensive range of fitted cupboards and drawers, a gas hob with electric fan-assisted oven, and space for a washing machine and larder-style fridge/freezer. There are two generously sized double bedrooms, both enjoying a pleasant outlook to the front. The contemporary bathroom is fitted with a panelled bath and overhead shower, a low-level WC, and a pedestal wash hand basin. The property also benefits from gas-fired central heating via radiators, ensuring comfort throughout the year.







GROUND FLOOR



FIRST FLOOR

Approximate Area = 743 sq ft / 69 sq m

For identification only - Not to scale



**Outside** – Externally, residents enjoy access to a shared rear garden, with each flat benefiting from its own private garden shed. A residents' bike/storage unit is located nearby for added convenience. There is a private allocated parking space, as well as visitor parking available.

**Location** – The local March C of E Primary School has an excellent reputation and is within walking distance. Westhampnett is just on the eastern fringe of Chichester and is approximately 1.5 miles from the city centre and close to Goodwood. Chichester offers excellent high street shopping, many fashionable restaurants, cafes and bars, the Festival Theatre and a mainline station to London Victoria. Nearby Goodwood is famous for its many event days including the world renowned Festival of Speed and Goodwood Revival for motor racing enthusiasts and a season of horse racing. There are excellent 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 Sainsbury's roundabout take the first exit. At the next roundabout take the second exit and at the third roundabout take the second exit into Stane Street. After passing the church take the third turning left into Wealden Drive. Take the second turning on the left and number 7 is at the end of the cul-de-sac on the right. what3words cowboys.evoke.selects

Chichester District Council – 25/26 Tax Band B £1,838.17 EPC–C

**Lease:** 125 year lease granted 12/12/2007 **Service Charge:** £141.60 pm **Ground rent:** N/A **Agents Note:** \* Goodwood Estate own 20% and this will always be retained by them.

**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](http://henryadams.co.uk)

