



9 Barnetts Field, Westergate

Guide Price £350,000

9 Barnetts Field

- Semi-Detached Family Home
- Beautifully Presented Throughout
- Conservatory
- Two Double Bedrooms and Single Bedroom
- Situated within Sought-after Village
- Landscaped Rear Garden
- Driveway Parking
- Quiet Cul-de-Sac
- No Onward Chain

Situated within a quiet cul-de-sac in a highly sought-after village, this beautifully presented three bedroom semi-detached house offers an inviting environment for modern family living. The property has been thoughtfully modernised throughout, creating a stylish and comfortable home ready for immediate occupation with no onward chain.

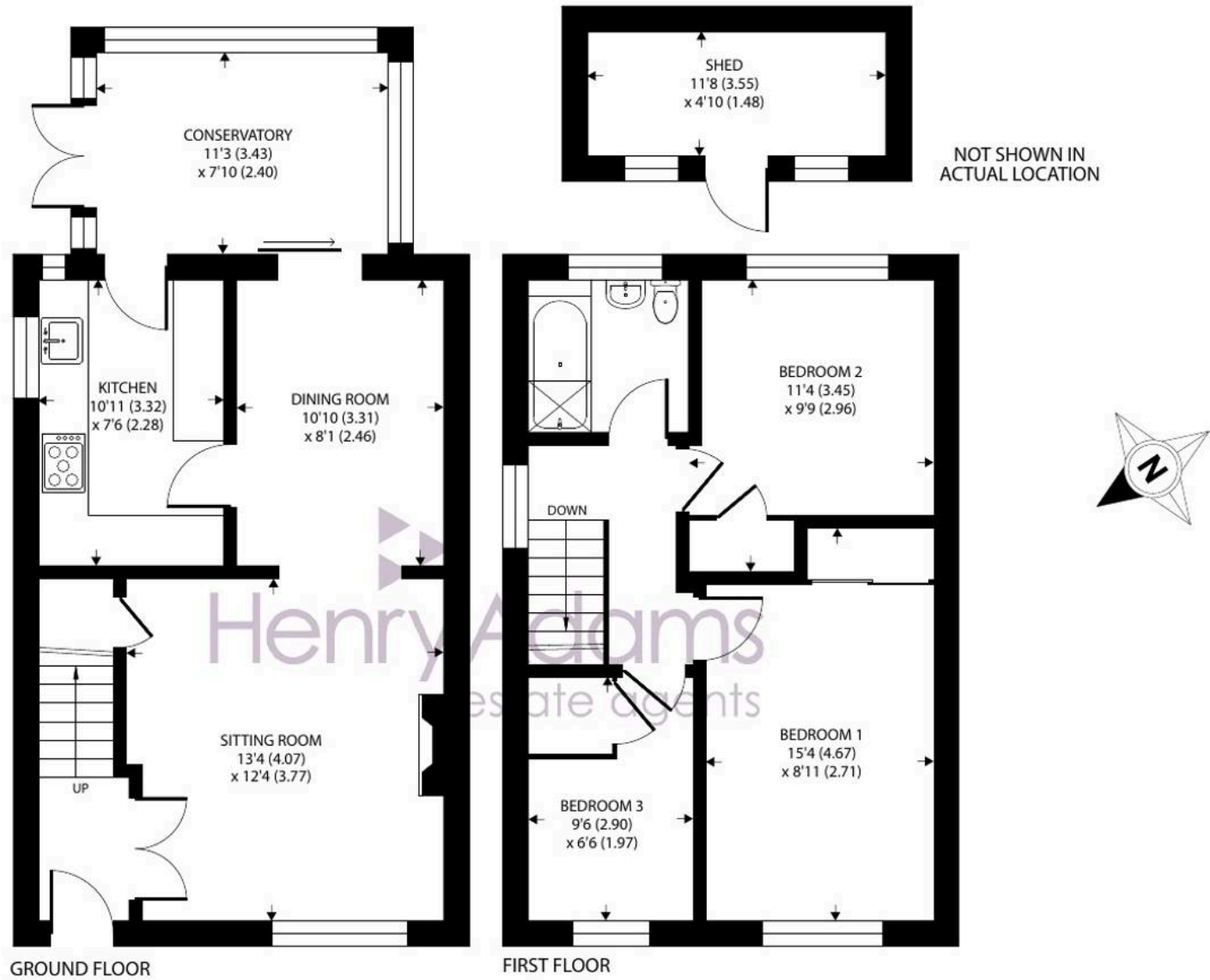
The spacious entrance hall leads to a bright and airy sitting room, which flows seamlessly into a contemporary kitchen and dining area. French doors open into a generous conservatory, providing an additional reception space ideal for relaxing or entertaining guests.

Upstairs, there are two well-proportioned double bedrooms and a further single bedroom. The family bathroom has been tastefully updated with quality fixtures and fittings. With ample storage throughout and a neutral décor palette, this home is both practical and attractive. The property also benefits from driveway parking, ensuring convenience for residents and visitors alike.









Barnetts Field, Westergate, Chichester

Approximate Area = 892 sq ft / 82.8 sq m

Outbuilding = 57 sq ft / 5.2 sq m

Total = 949 sq ft / 88 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © natchecom 2026. Produced for Henry Adams. REF: 1463237

The outside space has been carefully landscaped to create a private and low-maintenance rear garden, offering a tranquil retreat for outdoor dining and family gatherings. The garden features a patio area, as well as a neat lawn with mature shrubs that provide year round privacy. The conservatory opens directly onto the patio, offering a seamless transition between indoor and outdoor living spaces. To the front of the property, there is a well-maintained garden and driveway which provides parking for multiple vehicles. The cul-de-sac location ensures a peaceful setting with minimal traffic, making it ideal for families or those seeking a quiet lifestyle.

Early viewing is highly recommended to fully appreciate the quality and appeal of this delightful property. Westergate has a local store, a public house, primary and secondary school and community centre. Nearby Barnham offers a further range of local shops, public houses, schools and mainline railway station to London Victoria. Nearby Fontwell racecourse offers a season of jump horse racing whilst to the north west Goodwood is famous for its many event days. Barnham is situated between the cathedral city of Chichester and the historic town of Arundel. Chichester offers excellent high street shopping, many fashionable restaurants, cafes and bars and Festival Theatre. The area to the north is a paradise for wildlife enthusiasts, with beautiful walks and cycle tracks over the new South Downs National Park.

What3Words ///excavated.desktop.mercy

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C





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