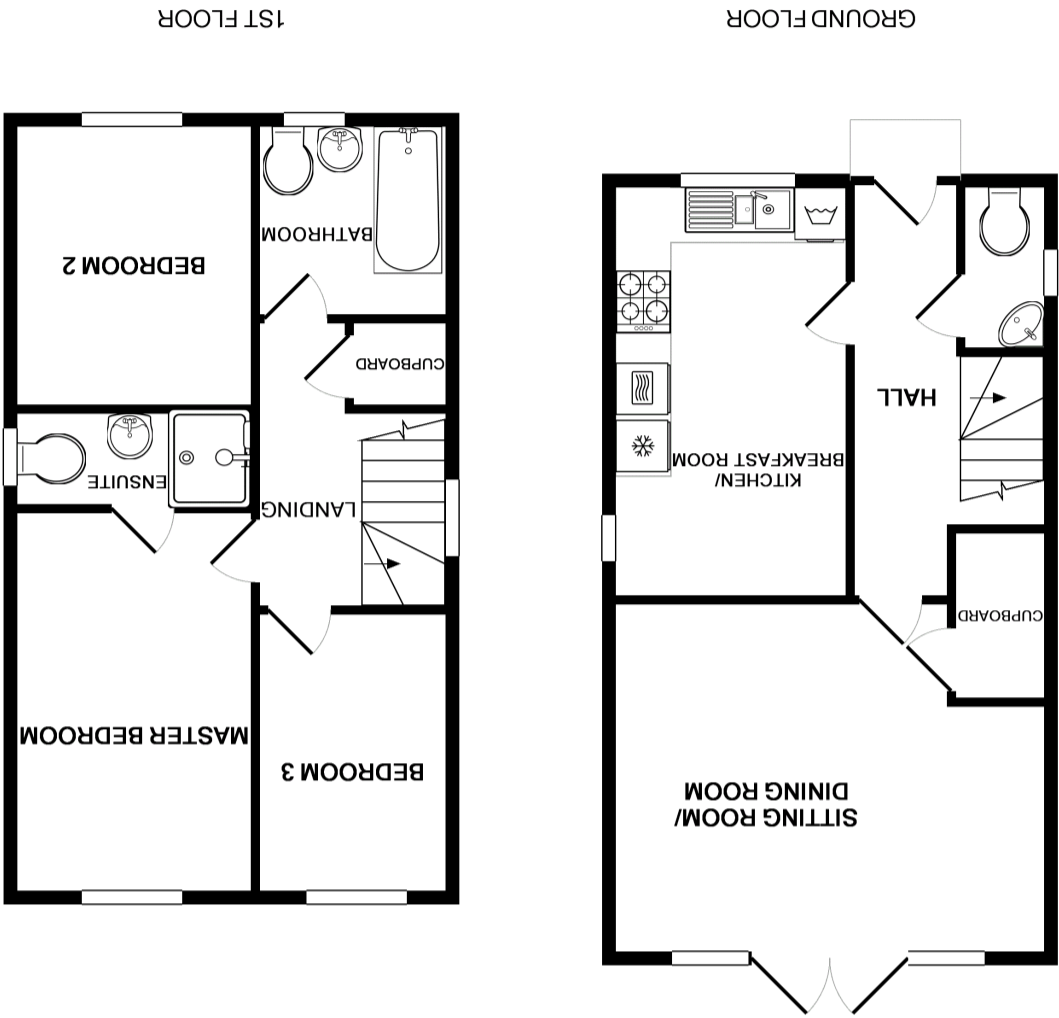
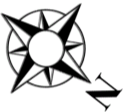
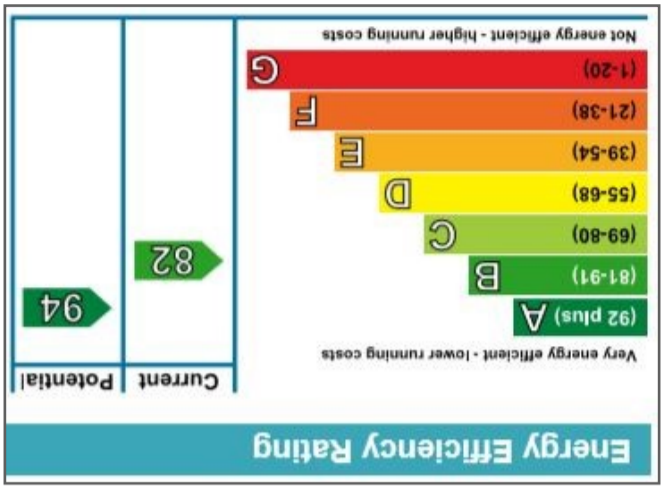


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Westhampnett, Chichester

21 Augustus Way, Westhampnett, Chichester, PO18 0FQ.

Situated approximately 1 mile east of Chichester a beautifully presented detached family house. The property which forms part the Roman Walk Development was built some 12 months ago and has been enhanced by the present owners with internal decoration and beautifully landscaped rear garden. The property offers **3 bedrooms** with gas fired central heating, sealed unit double glazed windows, **detached garden room** with wood burning stove and **off-street parking for 3 cars**.

There is a regular bus service to the city centre nearby and Goodwood Racecourse, Golf Course, Country Club and Motor circuit are all within easy reach.

The accommodation is arranged as follows:

Canopied entrance porch with front door to:

ENTRANCE HALL: Amtico wood effect floor. Radiator.

CLOAKROOM: White suite comprising low level WC with concealed cistern. Wash hand basin. Radiator. Window. Ceramic tiled floor

KITCHEN/

BREAKFAST ROOM: 14’9 x 8’6. Range of base and wall cupboards with concealed lighting. Inset 1 ½ bowl stainless steel sink with mixer tap. Built in stainless steel Zanussi electric oven, matching gas hob with cooker hood over. Integrated fridge/freezer Space and plumbing for washing machine. Logic combi boiler for domestic hot water and central heating. Radiator. Amtico wood effect floor.

SITTING/DINING ROOM: 15’7 x 12’8. Large open plan room with double patio doors leading out onto decked area and garden. Two double radiators. TV aerial and telephone points. Larger than average under stairs storage cupboard with electric meters.

From the garden glazed double doors lead into:

GARDEN ROOM: 19’ x 9’3. Formerly the garage. Fully insulated. Range of power points. Wood flooring. Wood burning stove. **N.B.** This room could easily be turned back into the garage if so desired.

From the hallway stairs lead to:

1st FLOOR LANDING: Hatch with ladder to part boarded and insulated loft. Window to side. Large cupboard fitted with heater to provide area for drying laundry.

MASTER BEDROOM: 13’8 x 8’8. Double radiator. Door to:

SHOWER ROOM ENSUITE: Fully tiled shower cubicle with thermostat control shower unit. Low level WC with concealed cistern. Wash hand basin. Heated towel rail. Ceramic tiled floor. Window.

BEDROOM 2: 10’1 x 8’8. Radiator.

BEDROOM 3: 10’2 x 6’5. Currently used as a dressing room. Range of fitted shelves and hanging space. Radiator.

FAMILY BATHROOM: White suite comprising panelled bath with shower unit over, and fully tiled walls. Low level WC with concealed cistern. Wash hand basin. Heated towel rail. Medicine cupboard. Ceramic tiled floor.

SERVICES: All main.

EXTERIOR: To the front of the property is a small area of garden with plants and shrubs. Outside gas meter. To the side of the house is a driveway with **parking for 3 cars**. A side gate gives access to the beautifully landscaped rear garden with large area of decking and is laid to lawn with plant filled borders and a range of trees. Double doors giving access to the garden room. Timber shed. Outside water tap. Narrow area to the side of the house ideal for additional storage.

PRICE GUIDE: £374,950 FREEHOLD

DIRECTIONS: Leave Chichester to the east via St. Pancras. Pass over the 2 mini roundabouts and at the Sainsbury’s roundabout take the 1st exit. At the next mini roundabout take the 2nd exit at the next roundabout take the 2nd exit into Stane Street. Follow the road and take the 2nd turning into Hadrian Drive and then take the 2nd turning on the left. Follow the road past the green and take the 1st turning on the left into Augustus Way where no 21 will be found on the right-hand side.

Please Note: Neither the heating system nor the services have been checked by the Agents.

