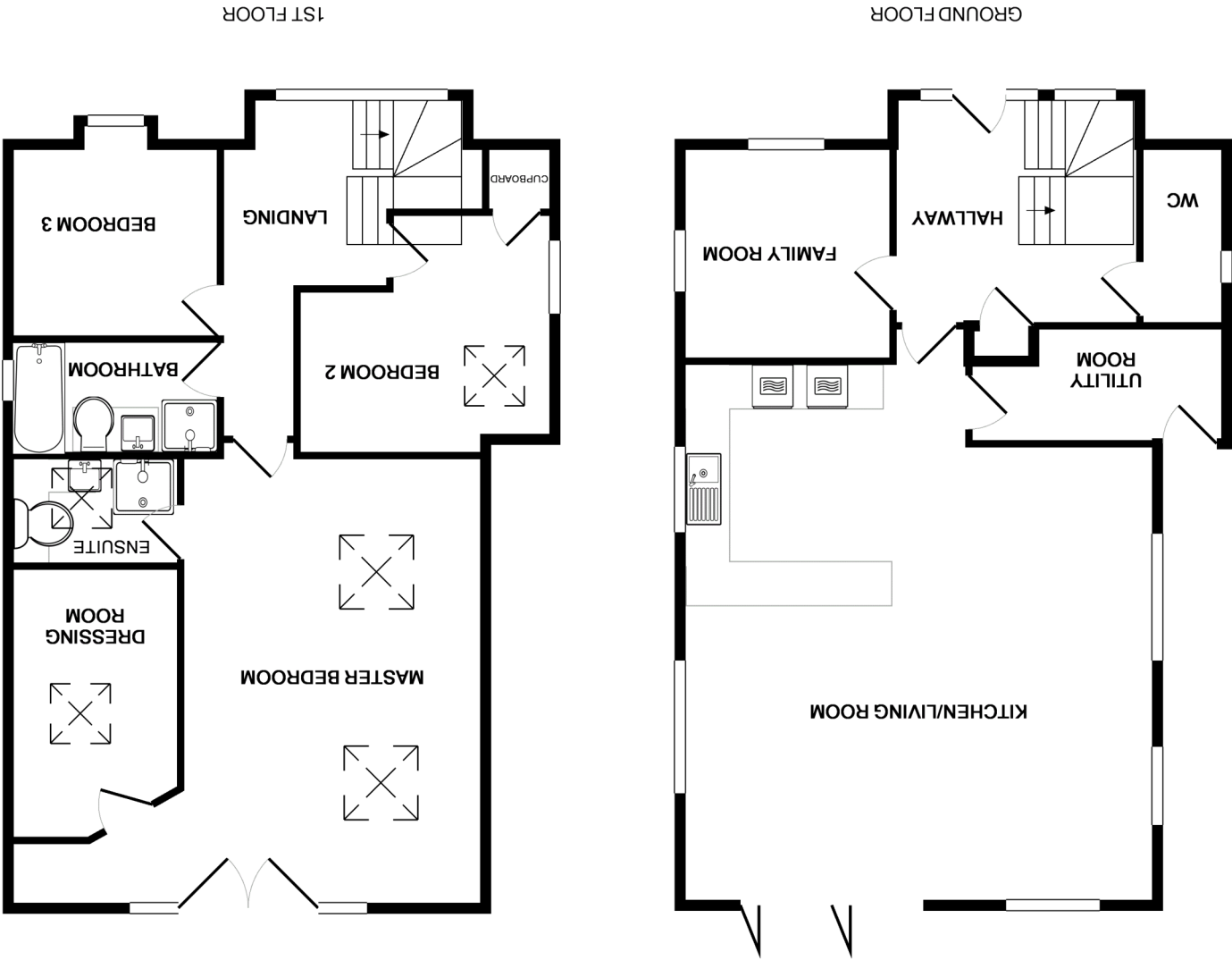


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Coach Road, Westhampnett



**Riverdale, Coach Road, Westhampnett, Chichester.**

Situated approximately 1 ½ miles east of the city centre an extremely well appointed newly constructed detached family house. The property which has a 10-year premier structural guarantee offers **3/4 bedrooms** with 2 shower rooms (one ensuite), superb open planned kitchen/living room, family room, utility and cloakroom. The property has gas fired under floor central heating, UPVC double glazing, detached garage and off-street parking and a good-sized garden.

Westhampnett benefits from a local church and popular primary school and there is a regular bus service to Chichester with the out or town shopping centre being just ¾ of a mile distant. Directly to the north lies Goodwood with its renowned horse racing course, Festival of Speed and Revival meeting at the motor circuit as well as 2 golf courses and health spa facilities.

The accommodation is arranged as follows:

Oak front door to:

**ENTRANCE HALL:**

Polished wood flooring. Large under stairs store cupboard. Coats cupboard.

**CLOAKROOM/SHOWER ROOM:**

Fully tiled shower cubicle with thermostat control and glazed screen. Vanity unit with light and mirror over. Low level WC with concealed cistern. Extractor fan.

**FAMILY ROOM/BED 4:  
KITCHEN/LIVING ROOM:**

9'6 x 9'9. Oak flooring. TV aerial and telephone points.  
27'10 max. x 21'3. Comprehensively equipped kitchen with range base and wall cupboards. Composite stone work surface. Inset 1 ½ bowl stainless steel sink with flexible hose tap. Twin Neff ovens with warming tray. AEG induction hob, low counter and wine cooler. Integrated Neff dishwasher, fridge and freezer. Larder cupboard. Peninsular unit with cupboards below dividing living area with hard wood flooring. TV aerial and telephone point. Bi-fold double glazed doors to terrace and garden.

**UTILITY ROOM:**

11'6 x 5'4. Fitted base unit with inset stainless-steel sink and mixer tap. Space and plumbing for washing machine and dishwasher. Large double airing cupboard housing Ideal gas boiler for domestic hot water and central heating and lagged hot water cylinder. Extractor fan. Half glazed door to garden.

From the hall stairs with hardwood banisters lead to:

**1<sup>st</sup> FLOOR LANDING:**

Hatch to insulated loft.

**MASTER BEDROOM:**

19'9 x 14'1. Two double radiators. TV aerial point. Glazed double doors to Juliet balcony.

**DRESSING ROOM:**

13'9 x 7'9 with fitted clothes racks. Double radiator.

**SHOWER ROOM ENSUITE:**

Fully tiled shower cubicle with glazed screen and thermostat control, overhead and hand-held shower heads. Vanity unit with light and mirror over and cupboards below. Low level WC with concealed cistern. Heated ladder rack towel rail.

**BEDROOM 2:**

13' x 12'3. Double radiator. TV aerial point. Large fitted wardrobe/box room.

**BEDROOM 3:**

12'2 x 10'4. Double radiator. TV aerial point.

**FAMILY BATHROOM:**

White suite comprising panelled bath with tiled surround and mixer tap. Shower cubicle with glazed screen, over-head and hand-held shower heads. Vanity unit with mirror over and cupboards below. Low level WC with concealed cistern. Heated chromium plated towel rail. Extractor fan.

**SERVICES:**

All main.

**EXTERIOR:**

To the front of the property is a lawned garden with paved pedestrian path leading to Stane Street. Mature Magnolia bush. To the side is a further lawned garden area and west facing paved terrace and to the rear an automatic gate gives access to a brick paved drive with generous turning and parking area for several cars leading to a **detached brick and tiled garage 15'10 x 10'3** with electric roller door, light and power and loft storage space. To the south lies a further lawned garden and paved terrace with outside lighting and power. The whole is well fenced and part walled.

**PRICE GUIDE: £660,000 FREEHOLD**

**DIRECTIONS:**

Leave Chichester to the east via St. Pancras. Pass over the 2 mini roundabouts and at the 'Sainsbury's roundabout' take the first exit. At the next mini roundabout take the 2<sup>nd</sup> exit and at the following roundabout take the 2<sup>nd</sup> exit into Stane Street. Follow the road, passing the Church and take the next turning on the right into Coach Road, the driveway will be found a short distance along on the right-hand side of the road.

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

