



Bell & Blake
SALES & LETTINGS

Riversdale, Stane Street, Westhampnett, Chichester West Sussex

Asking Price £775,000

Riversdale, Stane Street, Westhampnett, Chichester West Sussex



1



4



3



- › Stylish modern detached home built in 2017
- › Generous accommodation extending to 1,991 sq. ft.
- › Stunning open-plan kitchen/living space with bi-folding doors
- › Three double bedrooms plus ground floor study/fourth bedroom
- › Master suite with ensuite shower room, walk-in wardrobe & Juliet balcony
- › Southerly facing low-maintenance garden with brick-built studio
- › Ample off-road parking with electric car charging point
- › Prime location close to Goodwood & Chichester city centre
- › NO FORWARD CHAIN
- ›

A stylish and contemporary detached home offering just under 2,000 sq. ft. of versatile living space. Built in 2017, this impressive property has been thoughtfully designed for modern living, featuring a welcoming entrance hall, a ground floor study/fourth bedroom option, and a sleek shower room. At the heart of the home is a stunning open-plan kitchen, dining and living space, complete with premium integrated appliances, quartz worktops and bi-folding doors opening directly onto the garden – perfect for both everyday family life and entertaining. Upstairs, there are three generously sized double bedrooms, including a superb master suite with a walk-in wardrobe, ensuite shower room and Juliet balcony. A well-appointed family bathroom with bath and separate shower completes the first floor.

The property further benefits from a separate utility room, underfloor heating to the ground floor, a low-maintenance southerly facing garden with a brick-built studio, ample off-road parking. Ideally located close to Goodwood and just a short distance from Chichester's vibrant city centre, this home combines contemporary style with convenience & comfort.



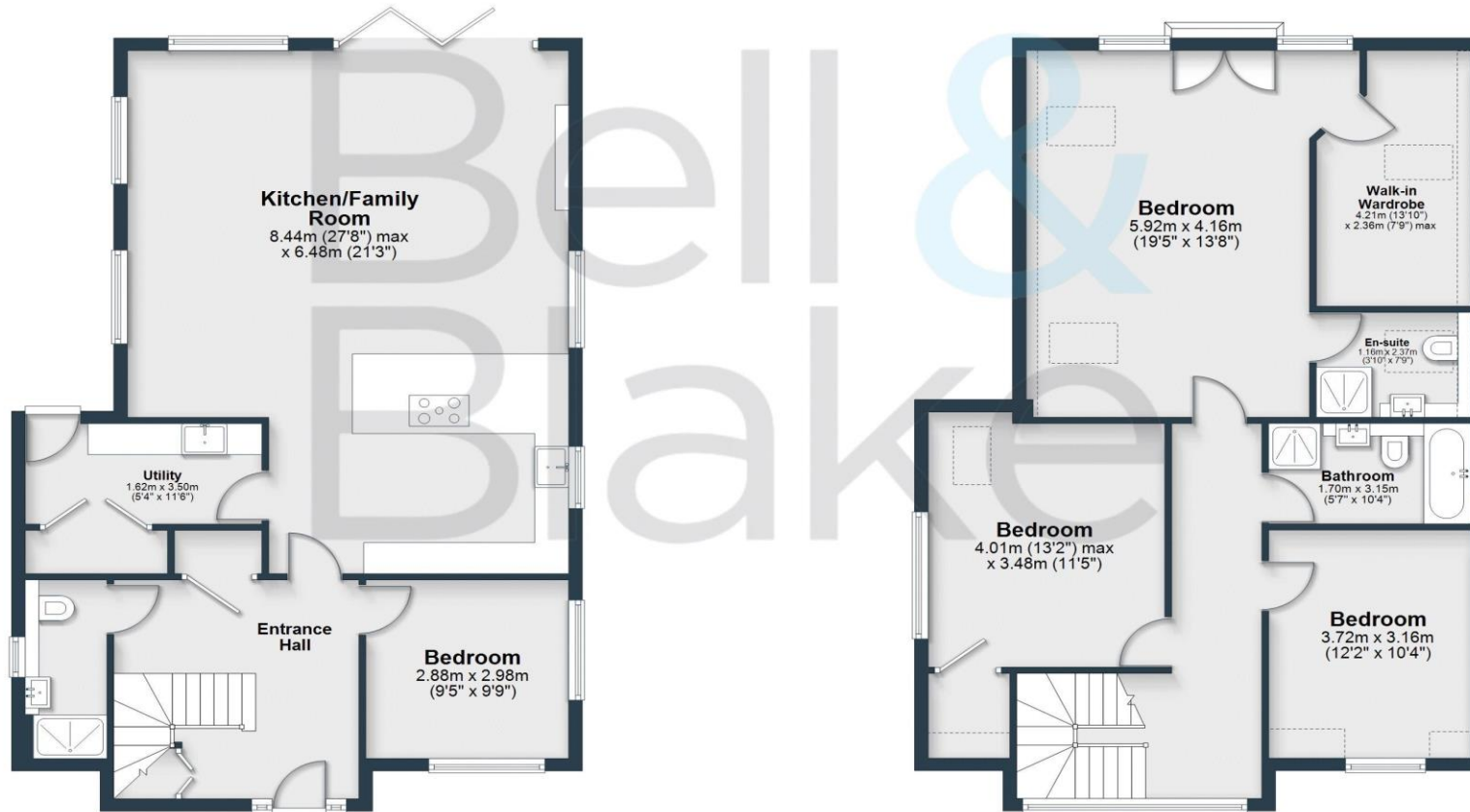
Ground Floor

Main area: approx. 84.4 sq. metres (908.3 sq. feet)
Plus outbuildings, approx. 14.8 sq. metres (159.3 sq. feet)



First Floor

Approx. 83.9 sq. metres (903.1 sq. feet)



Main area: Approx. 168.3 sq. metres (1811.3 sq. feet)

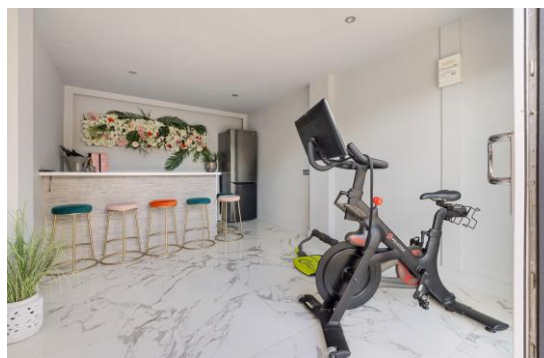
Plus outbuildings, approx. 14.8 sq. metres (159.3 sq. feet)

This plan has been produced by E Property Marketing for illustrative purposes only and should be used as such by any prospective purchaser. Whilst every effort has been made to ensure the accuracy of this plan, measurements of doors, windows, rooms, and other items are approximate. No responsibility is taken for any error, omission, or misstatement.

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

Location

Westhampnett is located on the border of the South Downs and is nestled within the Goodwood Estate. Covering over 12,000 acres of beautiful downland countryside, the estate is renowned for hosting world-famous events including the Festival of Speed, Goodwood Revival, and Glorious Goodwood horse racing. This sought-after village is prized not only for its rural charm and well-regarded primary school but also as the home of the Goodwood Plant, the global headquarters for Rolls-Royce motor car design and production. Just two miles north-east of Chichester city centre, Westhampnett offers excellent access to the city's wealth of amenities. Chichester boasts an array of high street and independent shops, cafes, and restaurants, as well as cultural highlights such as the renowned Chichester Festival Theatre and historic cathedral. For day-to-day convenience, residents benefit from nearby shopping facilities including a Marks & Spencer Foodhall and a Sainsbury's superstore, both located within a short drive of the village.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	86	88
EU Directive 2002/91/EC		
www.epc4u.com		