Pycroft Avenue, Westhampnett, Chichester, PO18 0GQ
Asking price £97,500
EPC Rating: B Council Tax Band: D

SOLOMONS















11 Pycroft Avenue, Westhampnett, Chichester, PO18 0GQ

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£97,500 for a 25% share or £390,000 for 100% ownership. A three-bedroom semi-detached home in Westhampnett with a dual-aspect lounge and master bedroom, space for a king-size bed, a sociable kitchen/dining room, downstairs WC and enclosed garden. Rent on the remaining 75% share is £919.71 per month.

Set behind established hedging in Westhampnett, this attractive three-bedroom semi-detached home offers bright, well-balanced accommodation and an enclosed garden with space to relax and entertain. With a dual-aspect lounge, a sociable kitchen/dining room and useful storage throughout, it is a home that lends itself comfortably to everyday family life.

The covered entrance leads into a welcoming hallway, where a storage cupboard provides a place to tuck away coats, shoes and everyday essentials. A downstairs cloakroom adds convenience, while doors lead through to the main living spaces.

The lounge is an inviting room in which to unwind, with windows on two sides bringing in plenty of natural light. There is space for generous seating, allowing the room to work equally well for quiet evenings at home or catching up with family and friends. Its position away from the kitchen gives it a comfortable sense of separation when it is time to relax.

The kitchen/dining room brings cooking and mealtimes together in one sociable space. White cabinetry and contrasting worktops create a clean, contemporary feel, complemented by a built-in oven, gas hob and extractor. There is room for a dining table and chairs, making this a natural gathering point for morning coffee, everyday meals and relaxed dinners. A door provides convenient access outside.

Upstairs, the principal bedroom offers a spacious retreat, with a dual aspect and room for a double bed alongside additional furniture. Two further bedrooms provide flexibility as family needs change, whether used for children, guests, a dressing room or a dedicated space to work from home. A further cupboard on the landing provides useful additional storage.

The family bathroom completes the first floor, with a white suite and neutral tiled surrounds. A bath with a shower over caters for both a quick start to the morning and a more leisurely end to the day.

Outside, the enclosed garden provides another space to enjoy the home. A lawn is complemented by a dedicated seating area beneath an open pergola frame, creating a setting for outdoor dining, summer barbecues or simply sitting out with a book. Brick walls and timber fencing define the boundaries, while decorative stone borders, a storage shed and a pedestrian gate add to the garden's appeal and practicality. The property also benefits from two parking spaces, providing added convenience for everyday life.

The property is offered at £97,500 for a 25% share, with rent of £919.71 per calendar month payable on the remaining 75%. The full property value is £390,000, with an outright purchase of 100% ownership subject to housing association approval, the lease terms and any required valuation.

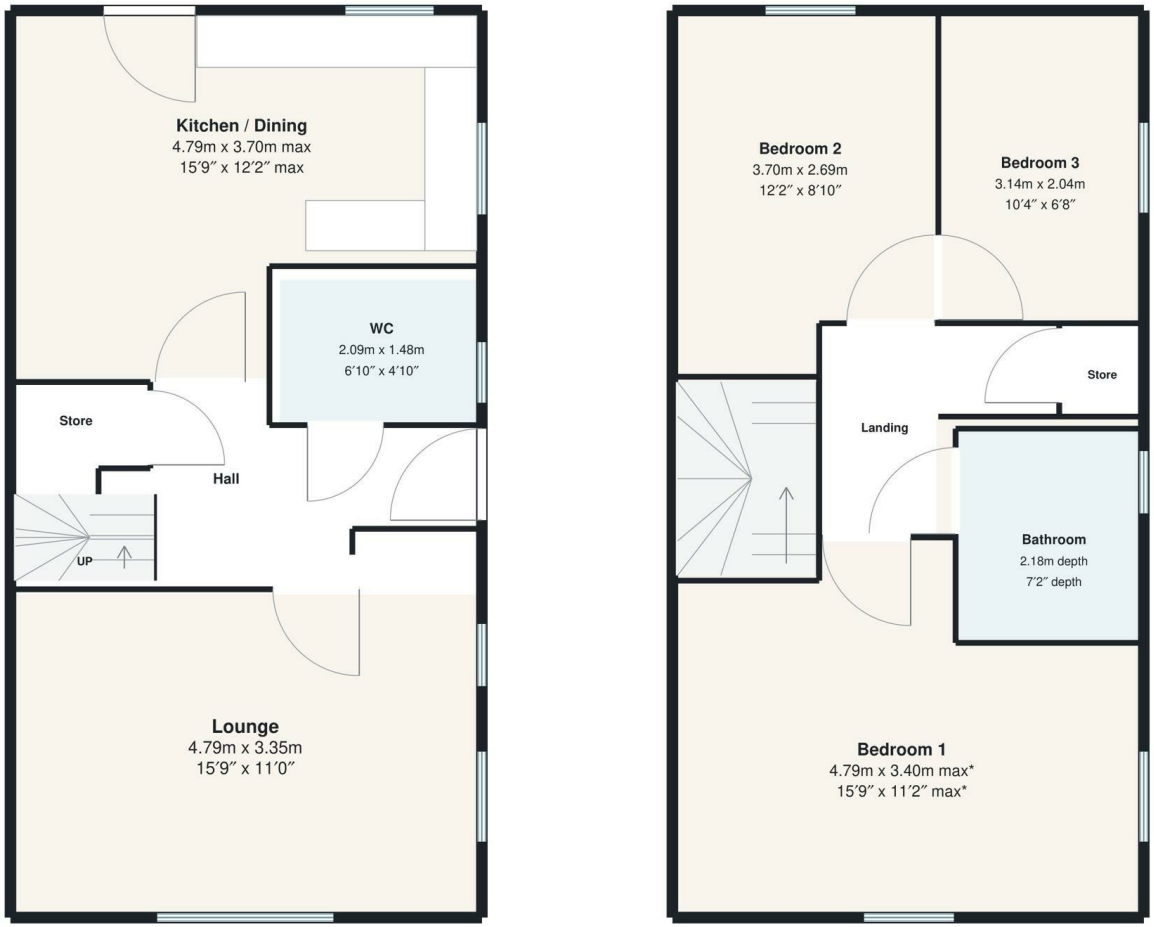






FLOOR PLAN

Approximate total internal area: 958 sq ft (89 m²)



GROUND FLOOR **FIRST FLOOR**

Approximate dimensions from supplied drawings. Not to scale. *Bedroom 1 excludes entrance recess.
Bathroom depth shown; width not dimensioned on source. Layout and measurements should be checked before marketing.

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