



# 19 THE AVENUE

HAMBROOK | PO18 8TZ





- Self Contained Annexe
- Fully Refurbished To A High Standard Throughout
- Extended Ground Floor Sun Room
- Popular Village Location
- Large Secluded Rear Garden
- Ample Off Road Parking
- Easy Walking Distance To Station
- Wood Burning Stove
- Four Double Bedrooms

Beautifully presented and significantly extended detached period home situated in the sought after village of Hambrook benefitting from ample off road parking, large rear garden and fully serviced self contained annexe. The house has been refurbished throughout to an exceptional standard with large bright principal rooms and a versatile layout.

To the front of the house is the large open living room with hard wood floors, dual aspect windows and wood burning stove with the recently added sun room with underfloor heating adjacent. To the rear of the ground floor is the modern fitted kitchen dining room with a range of units at base and eye level, integrated oven with gas hob, space for appliances and bi folding doors which open out onto the garden. Completing the ground floor is the study area and all encompassing utility room with integrated appliances, walk in shower and w.c.

Upstairs are four well sized double bedrooms with the master benefiting from dual aspect windows and easily enough space to accommodate an en suite (STP) if required. The bedrooms are serviced by a stylish modern bathroom suite with fully tiled walls, pedestal sink, shower over bath and heated towel rail.

To the rear of the house the owners have constructed a fully self contained annexe which is currently arranged as a bedroom, home office, gym and shower room but the space could be easily be used to accommodate a separate bedroom and living room. The annexe has been finished to a superior standard with bi folding doors to the main living area, electrics, plumbing and contemporary interior design.

The garden itself is largely laid to lawn with mature trees and shrubs, a large secluded patio seating area and side access granting space for more parking if required.

The house now offers a fantastic footprint with space in abundance and a high end full refurbishment throughout. Hambrook itself offers a vast network of public footpaths for walkers, and the beautiful shore and intertidal mudflats of Chichester harbour to enjoy. With the combination of beautiful countryside and the expanses of Chichester Harbour so close, it is no surprise that walking, horse riding, and sailing are popular activities. There are highly regarded local schools, a range of shops, public houses, train station and other amenities all within easy reach.





















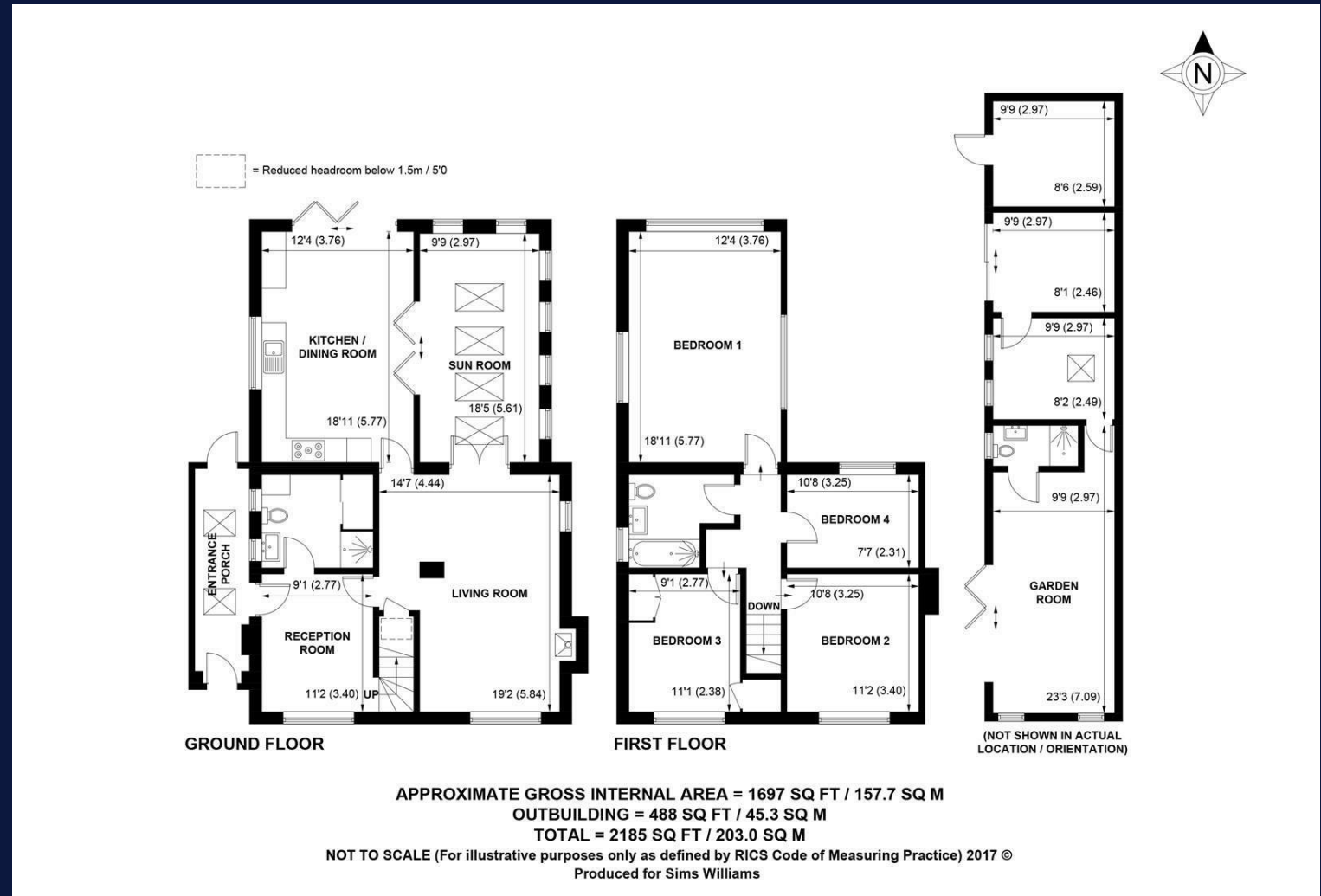




EPC Band - Current - C Potential - C

Council Tax Band F

Take the A259 from Chichester driving first through Fishbourne then Bosham. After a short way turn right into broad road, travelling north over the trainline, after about half a mile The Avenue will be on the right hand side with the house half way down on the left.



Viewing strictly by arrangement via the vendor's Sole Agent Sims Williams.

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.

As the seller's agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property or issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.

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