



Broad Road, Hambrook, West Sussex, PO18 8RG

- Four spacious bedrooms arranged over three well-proportioned floors
- Immaculately presented throughout with excellent decorative condition
- Expansive kitchen/breakfast room with range-style cooker
- Separate utility room with space for white goods

ASKING PRICE OF £1850 PCM

- Off-street parking via private front driveway
- Rear garden with lawn and patio—ideal for outdoor dining and relaxation
- Family bathroom and additional modern shower room on top floor
- Excellent local Schools Nearby



Situated on the desirable Broad Road in the charming village of Hambrook, this beautifully appointed four-bedroom semi-detached family home offers generous living space arranged over three thoughtfully designed floors. Presented in excellent decorative order throughout, the property provides a perfect balance of style, comfort, and functionality for modern family living.

The ground floor features a welcoming sitting room filled with natural light, next to a spacious and versatile dining room – ideal for family meals or entertaining guests. To the rear of the home, the expansive kitchen/breakfast room is a standout feature, boasting a range-style cooker, ample worktop space, and room for a fridge freezer.

French doors open directly onto the private rear garden, creating a seamless connection between indoor and outdoor living. A separate utility room offers practical space for white goods, and a downstairs WC adds to the convenience.

The first floor comprises two well-proportioned double bedrooms and a beautifully finished family bathroom. On the second floor, you'll find two further generous bedrooms, one of which spans nearly 20 feet in length, along with a stylish and modern shower room. This layout provides ideal flexibility for families, guests, or those working from home.

Outside, the property continues to impress. The rear garden is long, private, and mostly laid to lawn, with a lovely patio area directly accessible from the kitchen – perfect for summer dining and relaxing in the sun. To the front, a smart driveway offers off-street parking and enhances the home's welcoming kerb appeal.

This exceptional home is ideally located for access to local amenities, good schools, countryside walks, and transport links, making it a superb choice for families looking to settle in one of Hambrook's most appealing locations.





Accommodation

GROUND FLOOR

SITTING ROOM

13'0" x 11'6" (3.96m x 3.51m)

DINING ROOM

12'8" x 11'11" (3.87m x 3.63m)

KITCHEN / BREAKFAST ROOM

17'8" x 12'11" (5.39m x 3.93m)

UTILITY ROOM

9'4" x 6'11" (2.85m x 2.11m)

WC

6'0" x 2'5" (1.83m x 0.74m)

FIRST FLOOR

BEDROOM (Front)

12'0" x 11'9" (3.67m x 3.58m)

BEDROOM (Rear)

12'0" x 11'3" (3.66m x 3.44m)

BATHROOM

6'11" x 6'6" (2.11m x 1.98m)

SECOND FLOOR

BEDROOM (Rear)

19'7" x 8'11" (5.98m x 2.71m)

BEDROOM (Front)

12'7" x 11'3" (3.83m x 3.43m)

SHOWER ROOM

7'10" x 6'6" (2.39m x 1.99m)

OUTSIDE

DRIVEWAY

REAR GARDEN

Picture this...

Broad Road, Hambrook

Approximate Gross Internal Area
145.4 sq m / 1565 sq ft

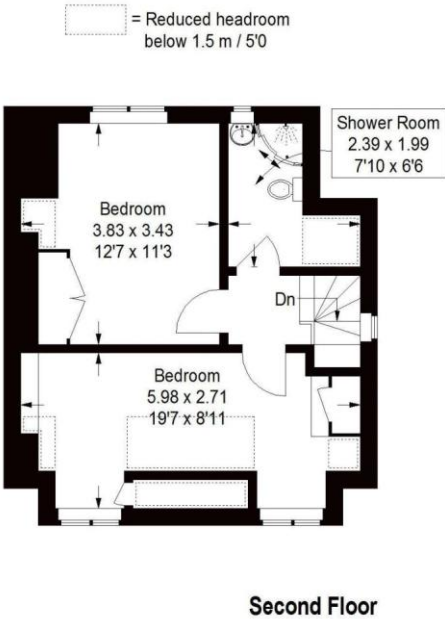
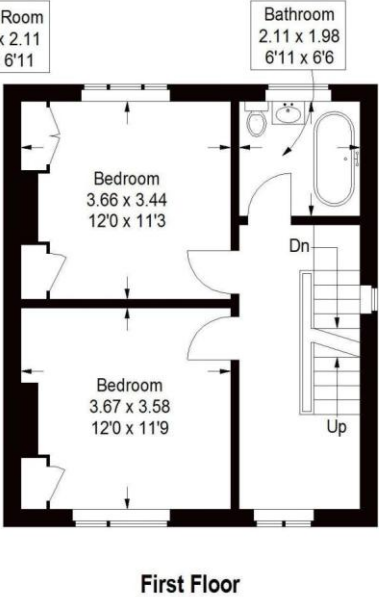
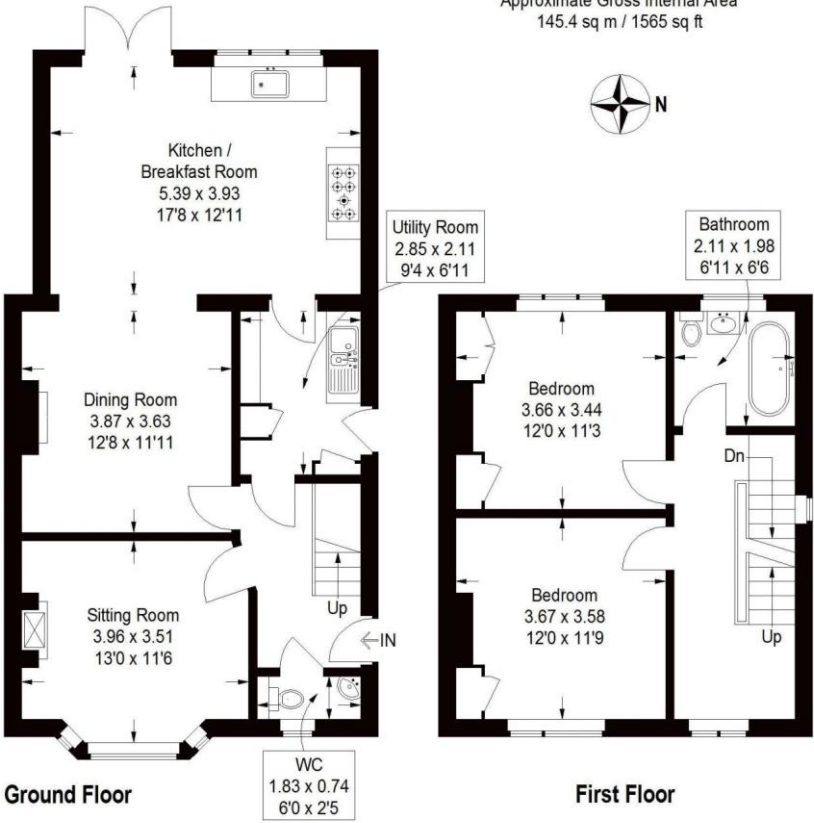


Illustration for identification purposes only, measurements are approximate, not to scale. (ID353581)

Enjoy the tranquillity and charm of village life in this peaceful corner of West Sussex, with scenic countryside walks and open green spaces right on your doorstep — perfect for a weekend ramble or a quiet moment in nature.

When you're ready for more bustle, nearby Chichester offers a vibrant mix of independent shops, cafés, and restaurants, along with excellent cultural attractions and transport links. It's the perfect blend of rural calm and modern convenience.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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