

Maybush Drive, Nutbourne, West Sussex, PO18 8SS

ASKING PRICE OF £560,000

EPC Rating: E Council Tax Band: E



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Peaceful three-bedroom detached home in a quiet Chidham cul-de-sac. Features spacious living with log burner, bright conservatory, modern kitchen/diner, ground-floor bathroom and wet room. Private driveway, garage, generous garden, great transport links and harbour walks.

Nestled in a tranquil cul-de-sac within the charming village of Chidham, this beautifully presented three-bedroom detached home offers a wonderful blend of comfort and convenience. With easy access to picturesque harbour-side walks and excellent transport links, this home provides an ideal setting for those seeking a peaceful lifestyle with modern amenities.

Upon entering, a welcoming hallway with wooden flooring sets the tone for the rest of the property. The spacious open-plan sitting room features elegant wood flooring and a cosy log burner, seamlessly flowing into the bright and airy sun lounge/conservatory. Large double-glazed windows provide delightful views of the rear garden, with French doors opening onto the patio, perfect for enjoying the outdoor space.

The well-appointed kitchen/dining room boasts a stylish range of contemporary fitted units, including drawer and cupboard base storage with roll-top work surfaces, complemented by matching wall cupboards. A one-and-a-half bowl sink, designated appliance spaces with plumbing for a dishwasher and washing machine, tiled

flooring, and recessed ceiling lighting complete this functional and attractive space.

The ground-floor bathroom is fitted with a classic white suite, including a close-coupled WC, wash hand basin set within a vanity unit, and a 'P shaped' bath with a shower screen. Tiled walls and a heated towel rail add a touch of luxury.

Ascending to the first floor, a landing with a Velux-style window leads to two well-proportioned double bedrooms, each benefitting from ample natural light. A recently refitted wet room features a WC, wash hand basin, shower unit, and heated towel rail, adding further practicality to the home.

The property benefits from its own private driveway leading to the garage, which features an up-and-over door, power, and lighting, along with a rear window and door providing access to the garden. Additional block-paved parking is available at the front. The generously sized rear garden is primarily laid to lawn, complemented by established borders and a designated vegetable patch. Two decked seating areas provide

perfect spots for outdoor dining and relaxation, while an external tap offers convenience for garden maintenance.

Situated between Emsworth and Chichester, Chidham is a sought-after semi-rural village offering a balance of countryside charm and accessibility. Nutbourne railway station is within easy reach, providing links to Chichester and Portsmouth, while local amenities include two well regarded pubs. The historic cathedral city of Chichester, approximately six miles to the east, boasts excellent shopping, dining, and leisure facilities. Just three miles west, Emsworth offers a delightful selection of independent shops and waterfront scenery, with its picturesque quay providing the gateway to Chichester Harbour's stunning coastal walks.





The Old Boathouse Bosham Lane

Bosham

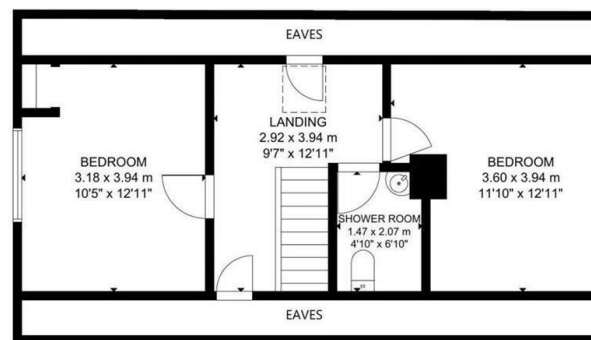
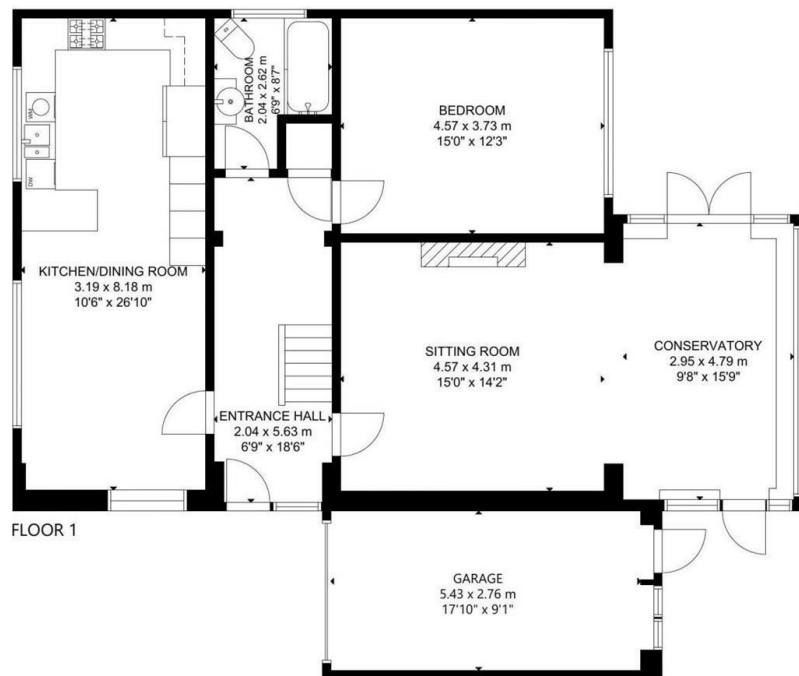
West Sussex

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FLOOR 2



GROSS INTERNAL AREA
TOTAL: 138 m²/1,488 sq ft
FLOOR 1: 99 m²/1,064 sq ft FLOOR 2: 39 m²/424 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

