



26 Pynham Crescent, Hambrook

Guide Price £345,000 Freehold

 Henry Adams
estate agents

26 Pynham Crescent

Hambrook, Chichester

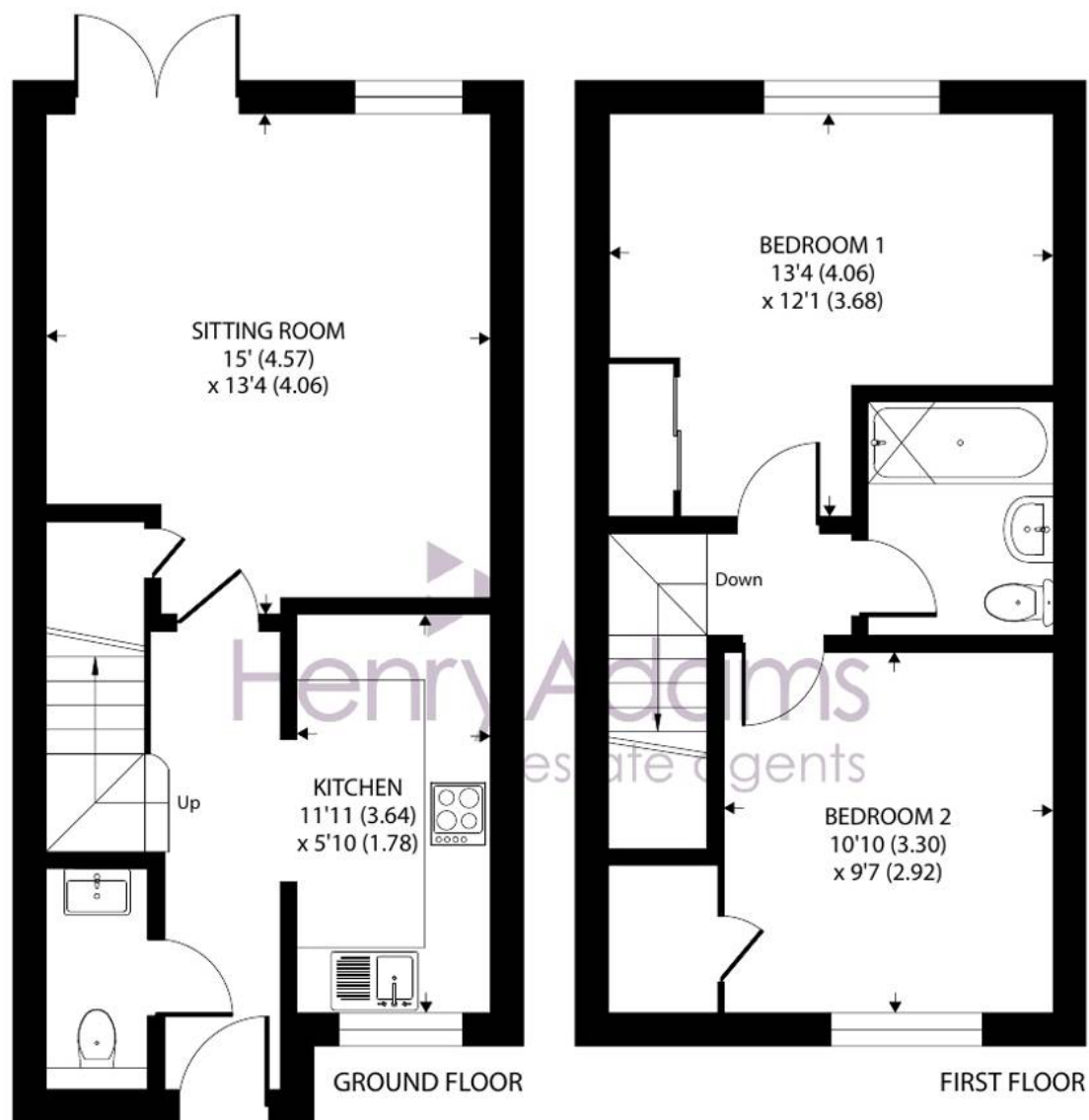
- Modern Terrace House
- Attractive Select Development
- South Facing Garden
- Two-Double Bedrooms
- Modern Kitchen and Bathroom
- Two Allocated Parking Spaces

An impressive two bedroom mid terraced house situated on a select residential development conveniently located for both Chichester harbour and the South Downs National Park in Hambrook. Built in 2017, the property the property offers light and airy accommodation and is complemented by a landscaped south facing rear garden.

On the ground floor there is a traditional entrance hall with a cloakroom to one side. The kitchen is well appointed in a range tastefully contrasting floor and wall units and has integrated appliances. These include a Neff fan assisted oven, ceramic hob, cooker hood, dishwasher, washing machine fridge and freezer. The sitting room is at the rear of the house with French doors leading out to the south facing garden. Upstairs there are two double bedrooms and a bathroom.







Pynham Crescent, Chichester, PO18

Approximate Area = 734 sq ft / 68.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © natchecom 2025.
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The rear garden features a patio area and has been beautifully landscaped by the current owners, with an array of shrubs and seasonal plants providing colour and interest throughout the year.

The frontage is open plan with two allocated parking spaces directly in front of the house.

Pynham Crescent is located in the village of Hambrook between Chichester and Emsworth. The village benefits from a local convenience store, popular pubs, restaurants and Nutbourne railway station is approximately half a mile distant. The renowned coastal villages of Bosham and Emsworth are situated only a few miles away, whilst Chichester Harbour offers excellent walking, sailing and cycling opportunities.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





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Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.