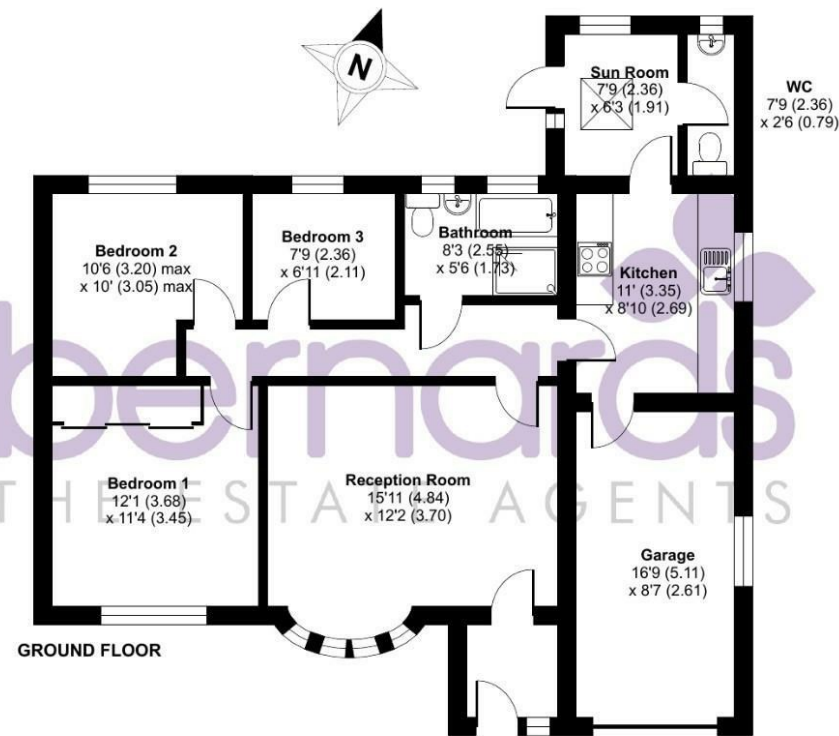


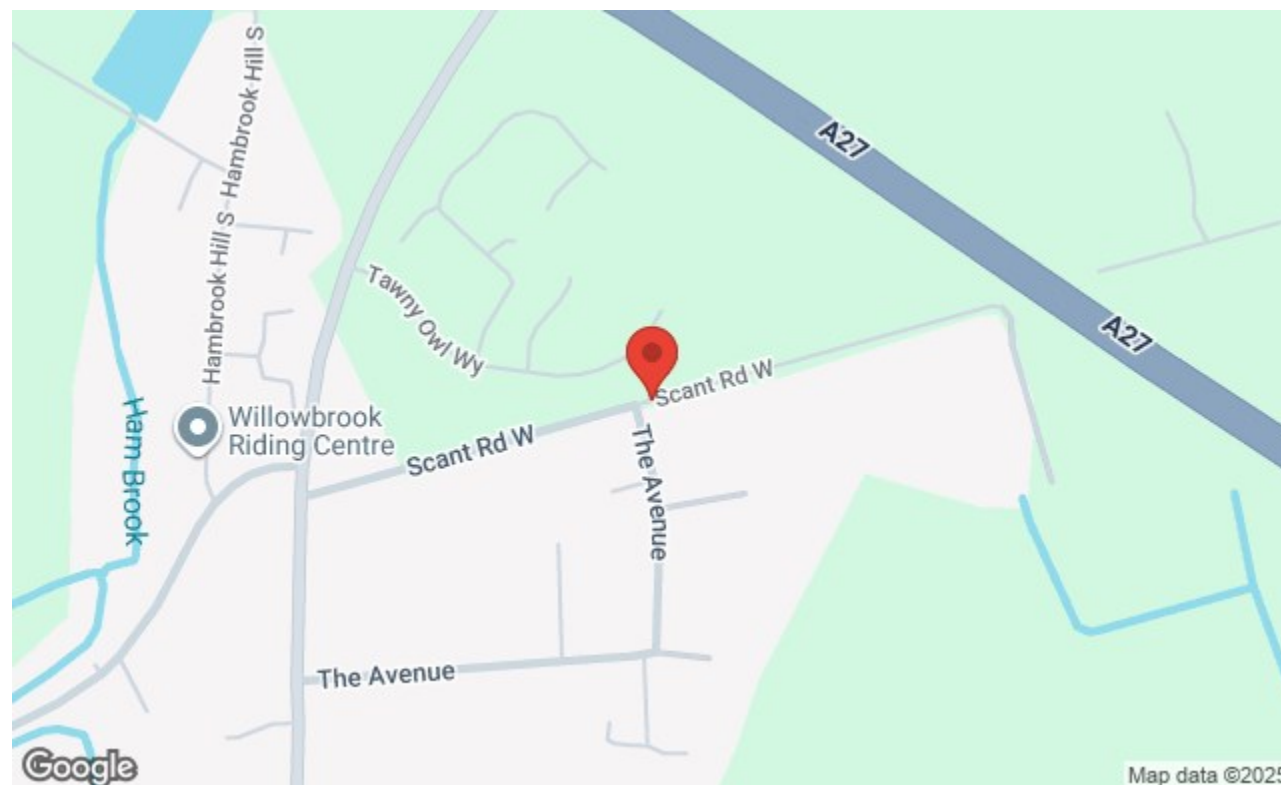
Scant Road West, Hambrook, Chichester, PO18

Approximate Area = 850 sq ft / 79 sq m
Garage = 139 sq ft / 13 sq m
Total = 989 sq ft / 92 sq m
For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1330184



1 North Street Arcade, Portsmouth, Hampshire, PO9 1PX
t: 02392 482147



Guide Price £475,000

Scant Road West, Chichester PO18 8UA

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HIGHLIGHTS

- ❖ THREE BEDROOMS
- ❖ DETACHED
- ❖ OFF ROAD PARKING
- ❖ ENCLOSED REAR GARDEN
- ❖ FITTED KITCHEN
- ❖ GARAGE
- ❖ SUN ROOM
- ❖ FAMILY BATHROOM
- ❖ EPC RATING - D
- ❖ VIEWING ADVISED

Nestled in the tranquil area of Scant Road West, Hambrook, Chichester, this delightful three-bedroom detached bungalow presents an excellent opportunity for those seeking a peaceful retreat.

Upon entering, you will find a spacious reception room that offers a warm and inviting atmosphere, perfect for both relaxation and entertaining. The bungalow features three well-proportioned bedrooms, providing ample space for family or guests. The bathroom is conveniently located, ensuring comfort and practicality for everyday living.

One of the standout features of this property is the generous off-road parking, which is a rare find in such a quiet location. This

added convenience makes it easy for you and your visitors to come and go without the hassle of street parking.

The surrounding area is known for its serene environment, making it an ideal choice for those who appreciate a slower pace of life while still being within reach of Chichester's amenities. Whether you are looking to downsize, start a family, or simply enjoy the benefits of single-storey living, this bungalow offers a perfect blend of comfort and convenience.

In summary, this charming detached bungalow on Scant Road West is a wonderful opportunity for anyone looking to embrace a peaceful lifestyle in a desirable location. Do not miss the chance to make this lovely property your new home.

Call today to arrange a viewing

02392 482147

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PROPERTY INFORMATION

RECEPTION ROOM
15'10" x 12'1" (4.84 x 3.70)

KITCHEN
10'11" x 8'9" (3.35 x 2.69)

SUN ROOM
7'8" x 6'3" (2.36 x 1.91)

BEDROOM ONE
12'0" x 11'3" (3.68 x 3.45)

BEDROOM TWO
10'6".16'4" (3.203.05)

BEDROOM THREE
7'8" x 6'11" (2.36 x 2.11)

BATHROOM
8'4" x 5'8" (2.55 x 1.73)

COUNCIL TAX BAND - D

MORTGAGE SERVICE

We offer financial services here at Bernards. If you would like to review your current Agreement In Principle or are yet to source a lender then we can certainly help.

OFFER CHECK

If you are considering making an offer for this or any other property Bernards Estate Agents are marketing, please make contact with you local office so we can verify your financial/Mortgage situation.

REMOVALS

Also here at Bernards we like to offer our clients the complete service. In doing so we have taken the time to source a reputable

removal company to ensure that your worldly belongings are moved safely. Please ask in office for further details and quotes.

SOLICITORS

Bernards appreciate that picking a trustworthy solicitor can be difficult, so we have teamed up with a select few local solicitors to ensure your sale is dealt with in a professional and timely manner.

Please ask a member of staff for further details!



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		



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