



32 The Avenue, Hambrook, PO18 8TY

Guide Price £895,000

32 The Avenue, Hambrook

A remarkable transformation from a modest bungalow to 2,936 sqft of luxury living.

- Exceptional detached home
- Transformation completed 2025
- Versatile accommodation
- Detached annexe/home office/games room
- Two en-suite bedrooms
- Ground floor bedroom/study and bathroom
- Air source heat pump under floor heating

This exceptional home has undergone a complete transformation, now offering approximately 2,936 sqft of stylish and spacious accommodation that sets it apart from the ordinary. Completed in Spring 2025, the renovation reflects the owners' impeccable attention to detail, resulting in a contemporary residence of the highest standard.

Very little of the original structure remains, replaced by beautifully appointed interiors and high-end finishes throughout. At the heart of the property is a welcoming entrance hall with a cloakroom/boot room recess. Double doors lead to a generous sitting room featuring a bespoke media wall, flanked by custom-built dresser-style cabinetry.

The ground floor also includes a study/snug complete with bespoke built-in bookcase and a dining room/additional bedroom with an adjacent, elegantly styled bathroom.





The kitchen/family room is the true hub of the home. It features extensive shaker-style cabinetry, quartz worktops and a large breakfast bar. Integrated appliances include a range-style electric cooker with extractor hood, dishwasher, fridge and freezer. The dining area is enhanced by bi-fold doors that open out to the landscaped rear garden, seamlessly blending indoor and outdoor living. A separate utility room features a traditional butler sink and plumbing for a washing machine.

Upstairs, there are four well-proportioned bedrooms and a luxurious family bathroom. The principal and main guest bedrooms benefit from sleek, contemporary en-suite shower rooms, with the principal bedroom also enjoying a walk-in wardrobe.

Detached annexe/home office/games room

Adding further versatility, a detached annexe provides excellent informal accommodation or workspace. It includes a separate kitchenette and a stylish shower room. Ideal as a home office, games room, guest suite or teen retreat.

Exterior and Grounds

The front and rear gardens are attractively landscaped, featuring well-stocked young plants and neatly maintained lawns. A wide driveway leads to the attached double garage with electric roll-up doors at both the front and rear, allowing through-access to a gravel hardstanding area. The rear garden also boasts an outdoor bar, barbecue area and patio, perfect for entertaining.



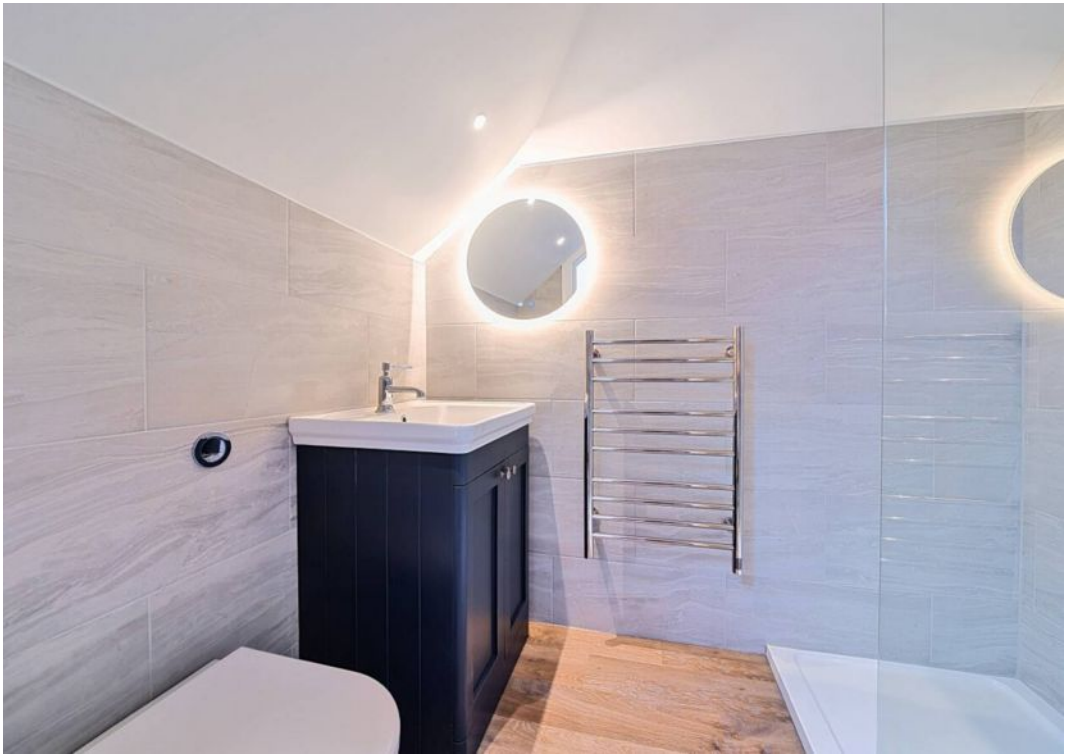


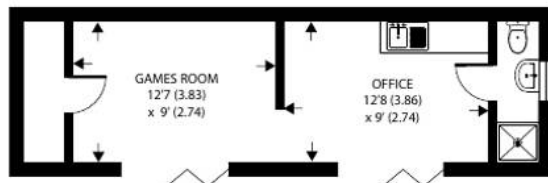












OUTBUILDING



GROUND FLOOR



FIRST FLOOR

Approximate Area = 1950 sq ft / 181.1 sq m

Limited Use Area(s) = 289 sq ft / 26.8 sq m

Garage = 415 sq ft / 38.5 sq m

Outbuilding = 282 sq ft / 26.1 sq m

Total = 2936 sq ft / 272.5 sq m

For identification only - Not to scale

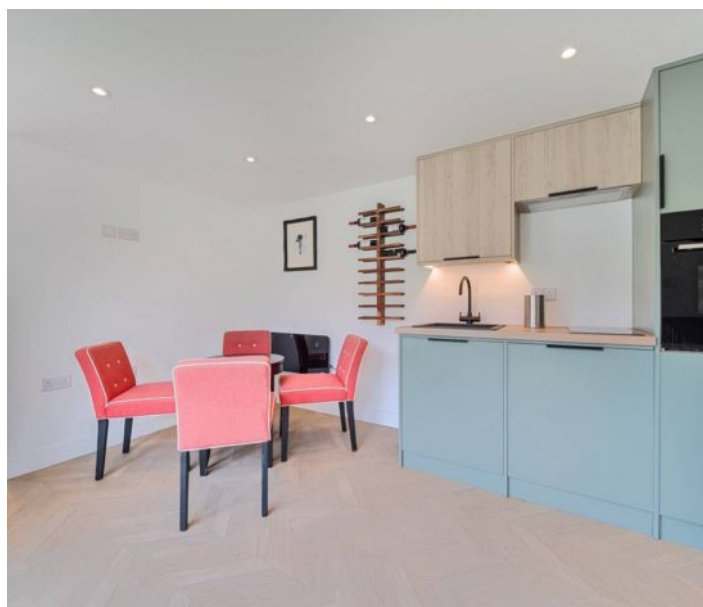


Location - Amenities include local shops which can be found in the nearby villages of Southbourne and Bosham, with more extensive shopping in Emsworth and Chichester. Nutbourne railway station is at the south end of Broad Road. The cathedral city of Chichester offers excellent high street shopping, many fashionable restaurants, cafes and bars and the Festival Theatre. Goodwood is famous for its many event days including the world renowned Festival of Speed and Goodwood Revival for motor racing enthusiasts and a season of horse racing including Qatar Goodwood Festival. There are superb sailing facilities around Chichester Harbour and water sports from the beaches at West Wittering. The area is a paradise for wildlife enthusiasts, with beautiful walks and cycle tracks over the South Downs and around the harbour.

Directions - From Chichester proceed west along the A259 passing through the villages of Fishbourne and Bosham. On reaching Chidham turn right into Broad Road, proceed over the level crossing and before the flyover turn right into The Avenue. Where the road bends round to the left, turn right into Hazel Close and 32 The Avenue is on the left. what3words - plus.assorted.implanted

Chichester District Council - 25/26 Tax Band TBC

EPC-E





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