



# Bickley, Broad Road, Hambrook PO18 8RG



**DETACHED FAMILY HOME**, with Spacious Interiors throughout and Generous Gardens front & rear, set back from the road in a select development of three houses. This property has Two Reception Rooms and a Study/Hobbies Room, with an overall downstairs accommodation that flows effortlessly from Kitchen through to adjoining Dining Room, which then also links through to the Sitting Room. There are patio doors in both the Dining and Sitting Rooms which open on to the large rear garden & patio.

Upstairs there are Four Double Bedrooms, Family Bathroom & a Shower Room. There is a gravel drive, with off-road parking, leading to a single Garage. Both the front and the West-facing Rear Gardens are generously sized and established.

- DETACHED FAMILY HOME
- TWO RECEPTION ROOMS & STUDY
- FOUR DOUBLE BEDROOMS
- GENEROUS SIZE GARDENS FRONT & REAR
- GARAGE & OFF-ROAD PARKING
- EAST-WEST ASPECT
- DOUBLE-STORY EXTENTION TO REAR
- GAS CENTRAL HEATING & DOUBLE-GLAZED WINDOWS

Asking Price  
£799,995  
Freehold





# ACCOMMODATION

## Ground Floor:

- Entrance Porch
- Entrance Hall
- Fitted Kitchen
- Dining Room, double aspect & patio doors
- Sitting/Family Room, with double aspect & patio doors
- Study
- Cloakroom

## First Floor:

- Bedroom 1
- Bedroom 2 with built-in wardrobes
- Bedroom 3
- Bedroom 4
- Family Bathroom
- Shower Room

## Exterior:

- Single Garage
- Gravel Driveway
- Off-Road Parking
- Large Front Garden, lawned with borders
- Generous Rear Garden, west-facing with patio, lawn, small trees & shrub borders





## LOCATION

Hambrook is a hamlet situated between the South Downs and Chichester Harbour. It has a local post office and store and its own railway halt and good links.

The Cathedral city of Chichester is close to hand with multiple shopping outlets, schools and hospital.

Cinemas and the arts are well catered for including the world-renowned Festival Theatre. The nearby Goodwood estate offers Golf, Flying, Horse and Motor racing.

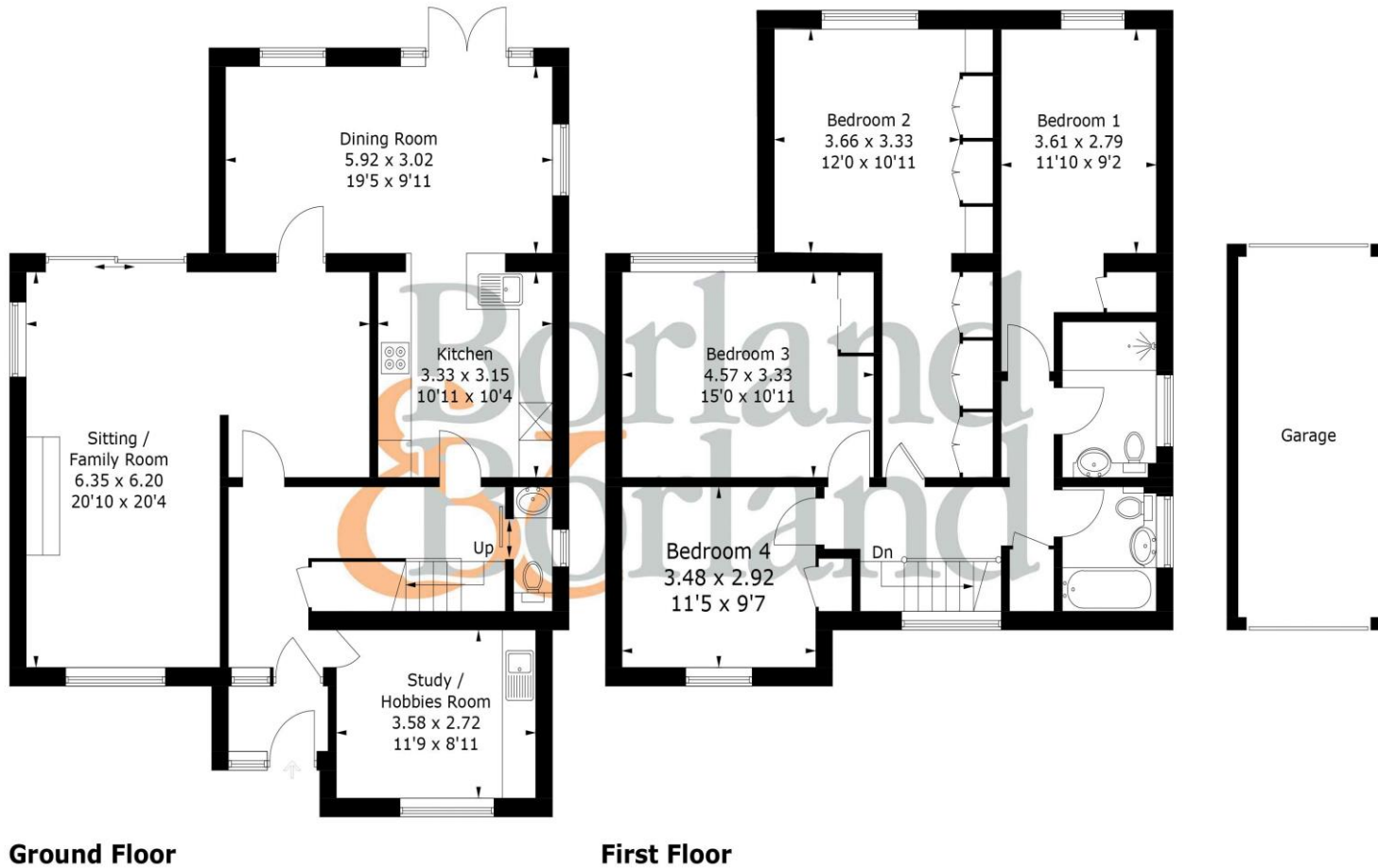
\* \* \* \* \*





# Bickley, Broad Road, PO18 8RG

Approximate Gross Internal Area = 173.1 sq m / 1863 sq ft  
 Garage = 14.8 sq m / 159 sq ft  
 Total = 187.9 sq m / 2022 sq ft



**Directions**  
 SAT NAV: PO18 8RG

PRODUCED FOR BORLAND & BORLAND ESTATE AGENTS

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. (ID1083638)

‘IMPORTANT NOTICE Borland & Borland gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information with the particulars by inspection or otherwise. 3. Borland & Borland does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Borland & Borland does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. If there is anything of particular importance to you, please contact this office and Borland & Borland will try to have the information checked for you.

9a High Street, Emsworth, Hampshire PO10 7AQ

Tel: 01243 377655

property@borlandandborland.co.uk

www.borlandandborland.co.uk

