



16 The Halt, Hambrook, Chichester PO18 8FJ

OFFERED WITH NO FORWARD CHAIN... Two double bedroom second floor flat situated on the popular residential Kiln Development in Hambrook. The property is situated A stone's throw away from the railway station and within walking distance of all major road and bus networks.

- The accommodation comprises: Open Plan Living Space with Sitting Room, Dining Area, Kitchen, Two Double Bedrooms and Bathroom. The property also benefits from one allocated parking space, gas central heating, double glazing, neutral decor and shutters to the Sitting Room windows. EPC: B Council Tax: C

- SECOND FLOOR FLAT
- OPEN PLAN LIVING SPACE
- ALLOCATED PARKING
- CLOSE TO THE RAILWAY STATION
- TWO DOUBLE BEDROOMS
- GAS CENTRAL HEATING

Asking Price
£220,000
Leasehold





= **ACCOMMODATION**

- = Hallway
- = Open plan kitchen/dining/sitting room
- = Bedroom One
- = Bedroom Two
- = Bathroom
- = Allocated parking space





LOCATION

LOCATION: Situated close to both the South Downs National Park and Chichester Harbour the property is conveniently close to the south coast railway line giving quick and easy access to Chichester and Havant.

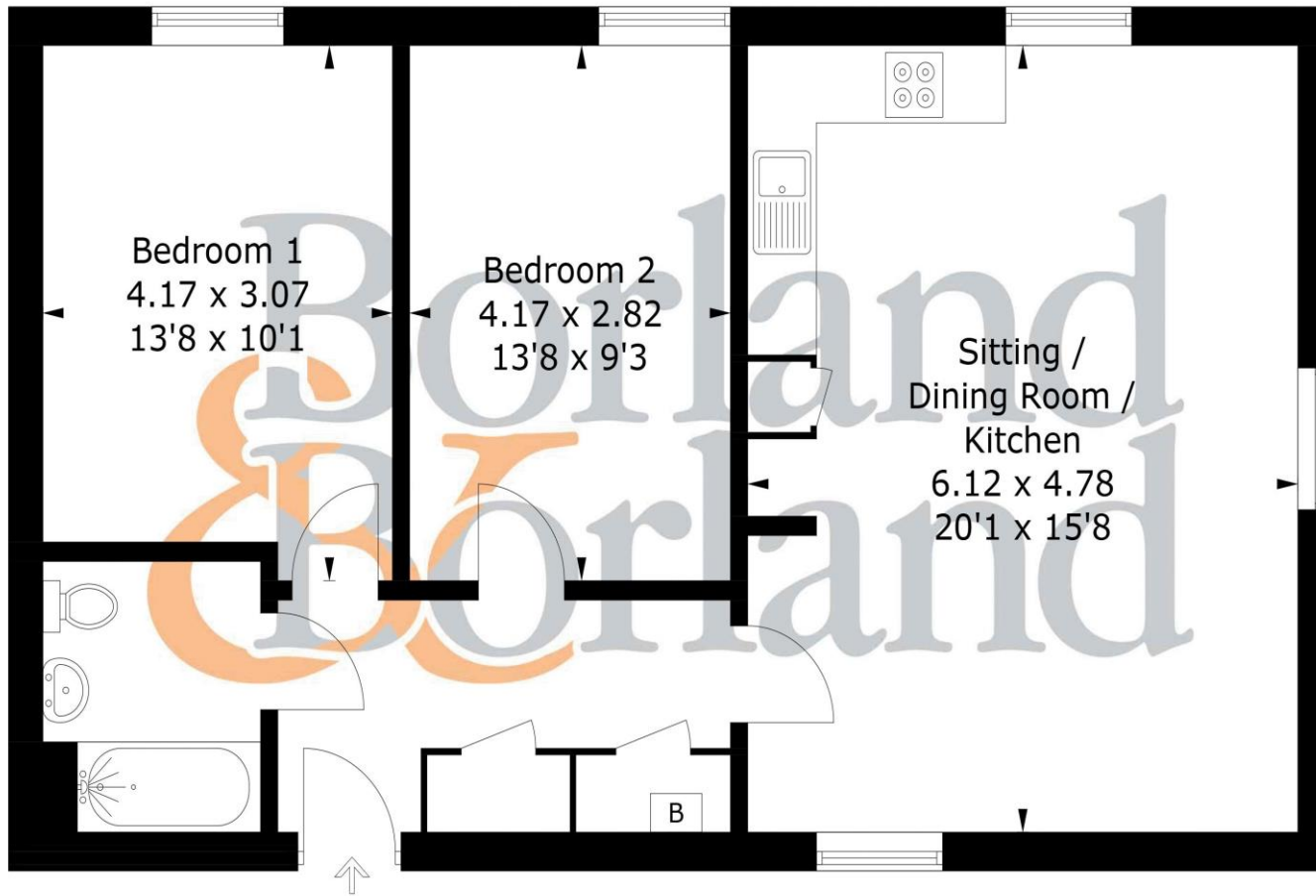
Hambrook is located a short distance from the Cathedral City of Chichester where restaurants, cinemas and the arts are well catered for including the world-renowned Festival Theatre. The nearby Goodwood estate offers Golf, Flying, Horse and Motor racing.





16, The Halt, PO18 8FJ

Approximate Gross Internal Area = 66.9 sq m / 720 sq ft



Second Floor

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. (ID1163218)

‘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.

Directions

SAT NAV: PO18 8FJ What3words:
perusing.blanking.extend

9a High Street, Emsworth, Hampshire PO10 7AQ

Tel: 01243 377655

property@borlandandborland.co.uk

www.borlandandborland.co.uk

rightmove

naea | propertymark
PROTECTED