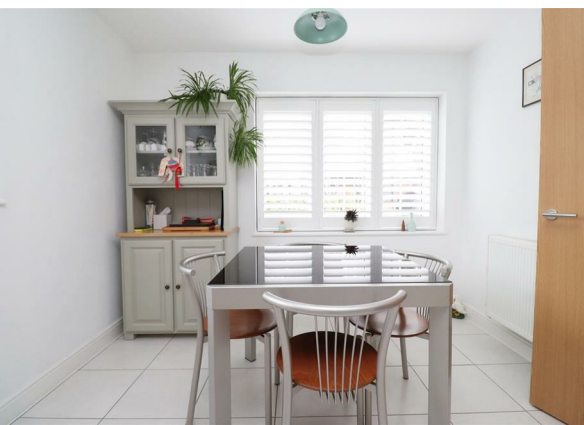
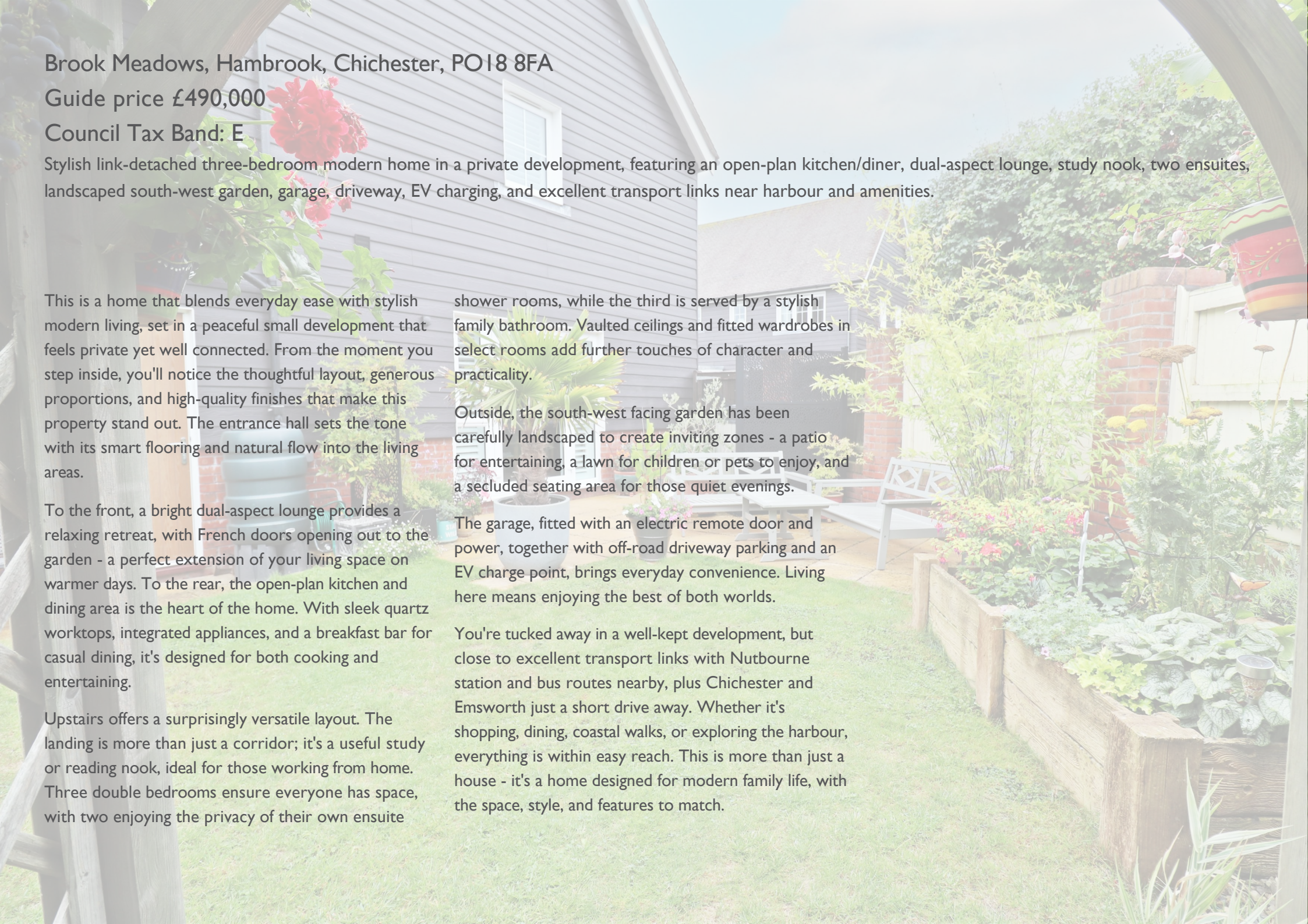


Brook Meadows, Hambrook, Chichester, PO18 8FA

Guide price £490,000

EPC Rating: C Council Tax Band: E





Brook Meadows, Hambrook, Chichester, PO18 8FA

Guide price £490,000

Council Tax Band: E

Stylish link-detached three-bedroom modern home in a private development, featuring an open-plan kitchen/diner, dual-aspect lounge, study nook, two ensuite, landscaped south-west garden, garage, driveway, EV charging, and excellent transport links near harbour and amenities.

This is a home that blends everyday ease with stylish modern living, set in a peaceful small development that feels private yet well connected. From the moment you step inside, you'll notice the thoughtful layout, generous proportions, and high-quality finishes that make this property stand out. The entrance hall sets the tone with its smart flooring and natural flow into the living areas.

To the front, a bright dual-aspect lounge provides a relaxing retreat, with French doors opening out to the garden - a perfect extension of your living space on warmer days. To the rear, the open-plan kitchen and dining area is the heart of the home. With sleek quartz worktops, integrated appliances, and a breakfast bar for casual dining, it's designed for both cooking and entertaining.

Upstairs offers a surprisingly versatile layout. The landing is more than just a corridor; it's a useful study or reading nook, ideal for those working from home. Three double bedrooms ensure everyone has space, with two enjoying the privacy of their own ensuite

shower rooms, while the third is served by a stylish family bathroom. Vaulted ceilings and fitted wardrobes in select rooms add further touches of character and practicality.

Outside, the south-west facing garden has been carefully landscaped to create inviting zones - a patio for entertaining, a lawn for children or pets to enjoy, and a secluded seating area for those quiet evenings.

The garage, fitted with an electric remote door and power, together with off-road driveway parking and an EV charge point, brings everyday convenience. Living here means enjoying the best of both worlds.

You're tucked away in a well-kept development, but close to excellent transport links with Nutbourne station and bus routes nearby, plus Chichester and Emsworth just a short drive away. Whether it's shopping, dining, coastal walks, or exploring the harbour, everything is within easy reach. This is more than just a house - it's a home designed for modern family life, with the space, style, and features to match.





The Old Boathouse Bosham Lane

Bosham

West Sussex

PO18 8HS

01243 624637

info@soloestates.co.uk

www.soloestates.co.uk

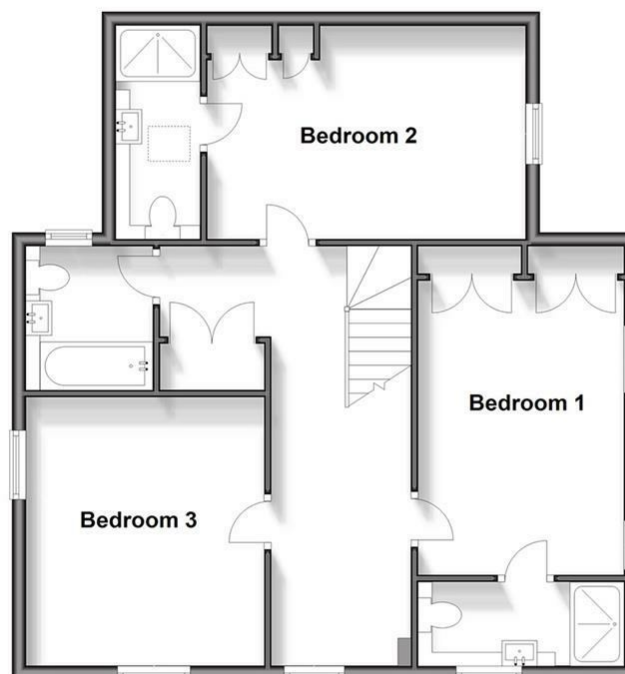
Ground Floor

Approx. 71.2 sq. metres (765.9 sq. feet)



First Floor

Approx. 70.8 sq. metres (761.7 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	79	
England & Wales		EU Directive 2002/91/EC