



1 Brook Meadows, Hambrook, PO18 8FA

In Excess of £500,000



1 Brook Meadows, Hambrook

- Small development
- Deceptively spacious accommodation
- Dual aspect sitting room, dining room and kitchen/breakfast room
- Ground floor cloakroom
- Spacious landing ideal study area
- Three double bedrooms
- Two en-suites and family bathroom
- Garden
- Garage and off-road parking for two cars
- Vacant possession

This attractive home forms part of a small modern development of only nine houses, offering deceptively spacious and beautifully balanced accommodation throughout.

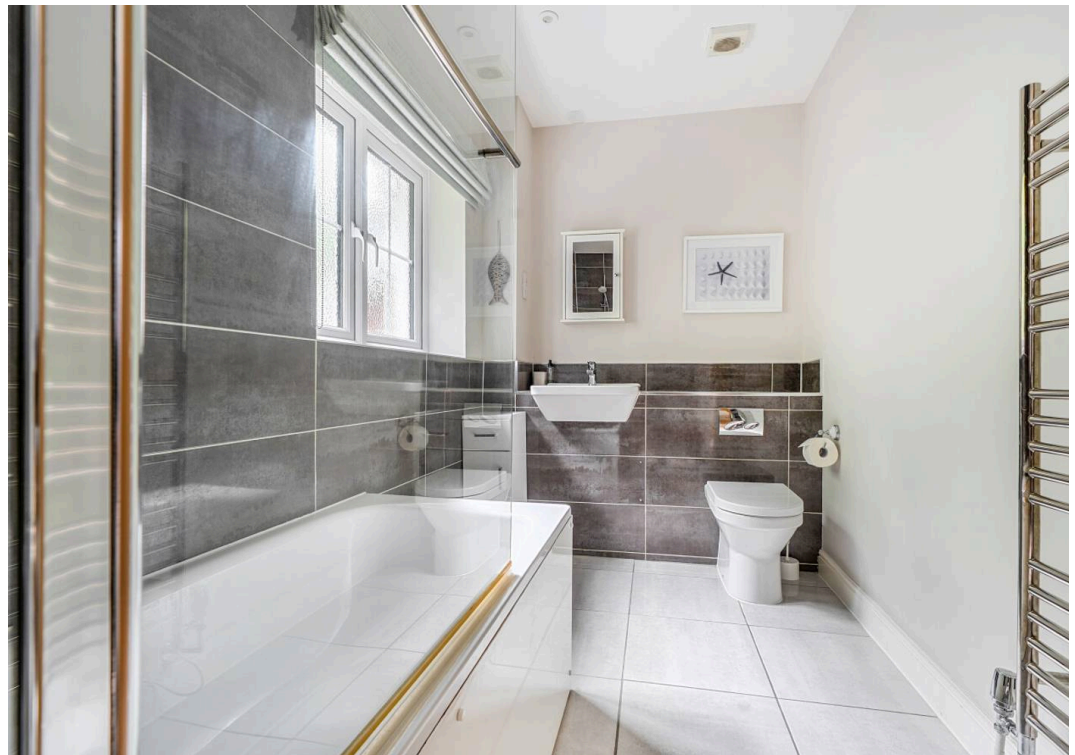
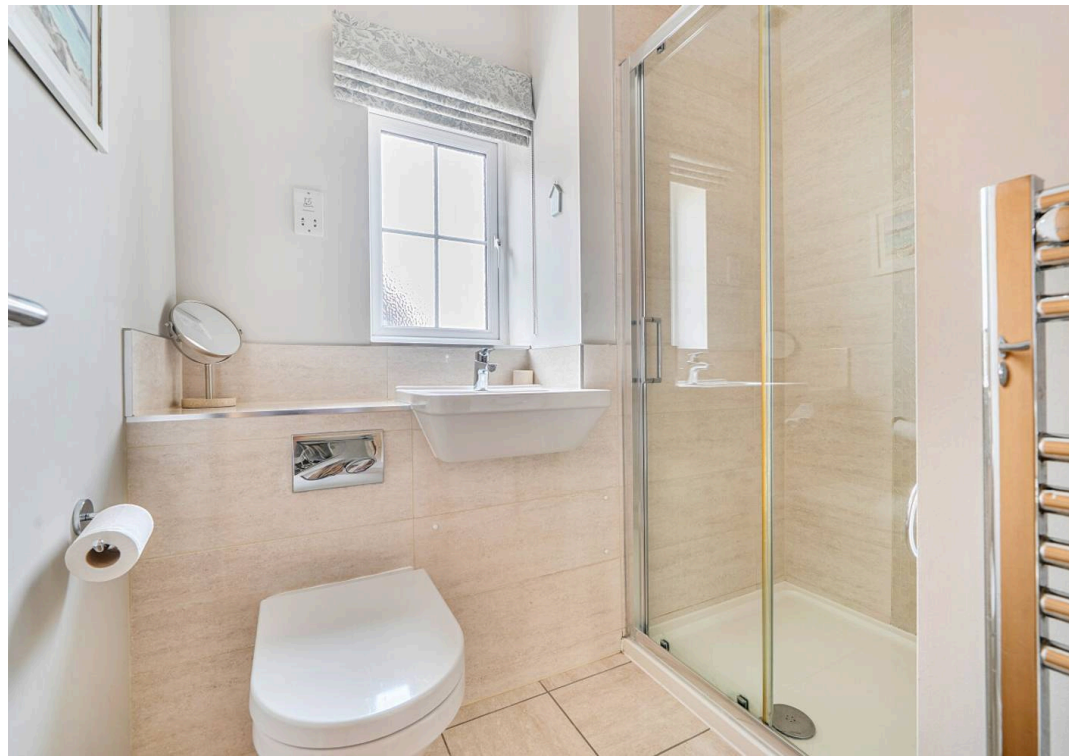
A light-filled dual aspect sitting room with bay window provides an inviting main living space, complemented by a generous dual aspect dining room with direct access to the garden. The stylish kitchen/breakfast room, also dual aspect, features integrated appliances and a further door to the garden, while a ground floor cloakroom adds everyday convenience. Upstairs, a spacious landing offers an ideal study area and leads to three double bedrooms, two with en-suite facilities, along with a contemporary family bathroom.

Outside, the property enjoys a private garden, a driveway with parking for two cars and a garage with power and lighting.

Available with vacant possession, this is a superb opportunity within a sought-after semi-rural setting.

Chichester District Council - 26/27 Tax Band E £2,973.76
EPC-C







Approximate Area = 1328 sq ft / 123.3 sq m
Garage = 199 sq ft / 18.4 sq m
Total = 1527 sq ft / 141.7 sq m

For identification only - Not to scale



Location - Nestled in the local village of Hambrook, is a short distance from the neighbouring villages of Nutbourne, Southbourne, Bosham and Funtington. These villages provide several amenities including doctors' surgeries, dentists, hairdressers, CO-OP supermarket and local pharmacies. Nearby is a well stocked Londis convenience store. There is more extensive shopping to be found at nearby Emsworth and Chichester. There are several public houses, restaurants, public and state schools in the surrounding area too. Nutbourne railway station is just a mile away 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 events including Qatar Goodwood Festival. There are superb sailing facilities around Bosham, Chidham and Chichester Harbour, with 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. For the equestrians, there are local stables for livery within the surrounding area.

Directions - From Chichester proceed west along the A259 passing through Fishbourne and Bosham. On reaching Chidham take the turning right into Broad Road. Proceed north over the railway crossing and take the turning left after the Post Office into Priors Leaze Lane. Turn right into Hambrook Hill South, continue towards the end of the road and take the track on your left just before the watercress farm. 1 Brook Meadows is on the left. What3words - schooling.elect.emphasis

Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

To arrange a viewing call 01243 533377 view details online at henryadams.co.uk

