



1 Pipistrelle Way, Hambrook, PO18 8GP

Guide Price £495,000



1 Pipistrelle Way, Hambrook

- Beautifully presented detached house
- Well proportioned accommodation
- Three bedrooms
- Garage and driveway
- Viewing recommended

Situated on the periphery of this modern development, this beautifully presented home offers stylish and practical accommodation, thoughtfully arranged over two floors. The property is ideal for modern family living, combining generous reception spaces with a superb open-plan kitchen and easy access to the garden.

The accommodation comprises a welcoming entrance hall, a dual-aspect sitting room offering an abundance of natural light, and a convenient ground-floor cloakroom. The impressive open-plan kitchen/dining room provides an excellent hub for everyday living and entertaining, with direct access to the rear garden.

Upstairs, the dual-aspect principal bedroom benefits from a well-appointed en-suite shower room, alongside two further bedrooms and a family bathroom with a separate shower cubicle.

Externally, the property is complemented by a private garden, driveway parking and a garage, providing excellent practicality and storage.

Beautifully presented throughout and occupying an enviable position, this attractive home offers a superb combination of contemporary living, generous accommodation and convenient outdoor space. An internal viewing is thoroughly recommended to fully appreciate all that this excellent property has to offer.

Estate charge - TBC







GROUND FLOOR



FIRST FLOOR

Approximate Area = 1349 sq ft / 125.3 sq m

Garage = 209 sq ft / 19.4 sq m

Total = 1558 sq ft / 144.7 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. Also close by 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, continue for approximately 0.63 of a mile and take the turning on the right into Tawny Owl Way. Take the first turning on the left into Dragonfly Grove and at the end turn left into Pipistrelle Way where number 1 is immediately on your left. What3words.com - animate.catchers.bonds

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

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

