



GROUND FLOOR:  
780 sqft (73.0 sqm) approx.

1ST FLOOR:  
458 sqft (42.6 sqm) approx.



TOTAL FLOOR AREA: 1244 sqft (115.6 sqm) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy performance certificate (EPC)

2 Pipistrelle Way  
Hartlepool  
CHICHESTER  
PO18 8GP

Energy rating

B

Valid until:

30 January 2034

Certificate number:

7299-3034-4309-1384-3204

Property type

Semi-detached house

Total floor area

107 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is B. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)

Score

Energy rating

92+

A

81-91

B

69-80

C

55-68

D

39-54

E

21-38

F

1-20

G

Current

Potential

85 B

94 A

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:  
the average energy rating is D  
the average energy score is 60

**Wainwright Estates**  
10 The Precinct, London Road  
Waterlooville, Hampshire PO7 7DT

**Tel: 02392 264500**  
Email: [sales@wainwrightestates.co.uk](mailto:sales@wainwrightestates.co.uk)  
[www.wainwrightestates.co.uk](http://www.wainwrightestates.co.uk)

2 Pipistrelle Way  
Hambrook, Chichester PO18 8GP

Price: £460,000

DESCRIPTION

Situated on the periphery of this modern development, this beautifully presented home offers stylish and practical accommodation, thoughtfully arranged over two floors. The accommodation comprises a welcoming entrance hall, a spacious sitting room with space for a dining table and impressive views of your landscaped rear garden. There is also a convenient ground-floor cloakroom. The impressive and upgraded 'Wren' kitchen/breakfast room with Quartz worktops and integrated appliances, including a fridge/freezer, dishwasher, washing machine and wine fridge provides an excellent hub for everyday living. Upstairs, the principal bedroom benefits from a fitted wardrobes and an en suite shower room, alongside two further double bedrooms and a family bathroom. Externally, the property is complemented by a private and secluded rear garden, driveway parking and a garage with 'French' doors leading to the gardedn. Additional benefits include double glazing, gas central heating and 8 years remaining on the NHBC.

ACCOMMODATION

ENTRANCE HALL

KITCHEN/BREAKFAST ROOM: 13' 6" x 9' 5" (4.11m x 2.87m)

WC

LOUNGE/DINER: 19' 3" x 16' 3" (5.86m x 4.95m)

FIRST FLOOR

BEDROOM 1: 10' 1" x 10' 1" (3.07m x 3.07m)

EN-SUITE SHOWER ROOM: 5' 7" x 4' 8" (1.70m x 1.42m)



BEDROOM 2: 11' 0" x 8' 9" (3.35m x 2.66m)

BEDROOM 3: 11' 0" x 6' 8" (3.35m x 2.03m)

BATHROOM: 7' 2" x 5' 1" (2.18m x 1.55m)

OUTSIDE

REAR GARDEN

GARAGE: 20' 0" x 10' 0" (6.09m x 3.05m)

DRIVEWAY

