



Bramblewood, Scant Road West, Hambrook, PO18 8UA

Guide Price **£570,000**

 **Henry Adams**
estate agents



Bramblewood, Hambrook

- Extended detached bungalow
- Sought-after location
- Impressive kitchen/diner
- Three bedrooms
- South-facing garden
- Garage, EV Charger and driveway

This extended detached bungalow sits within a sought-after location and offers a superb blend of space, comfort and modern style.

The dual-aspect sitting room provides a bright, welcoming place to relax, while the impressive kitchen/diner complete with vaulted ceiling and log burner forms a warm and atmospheric centrepiece to the home. A useful utility room adds everyday practicality.

There are three well-proportioned bedrooms, complemented by both a modern shower room/wc and a separate modern bathroom/wc, giving excellent flexibility for family living or visiting guests.

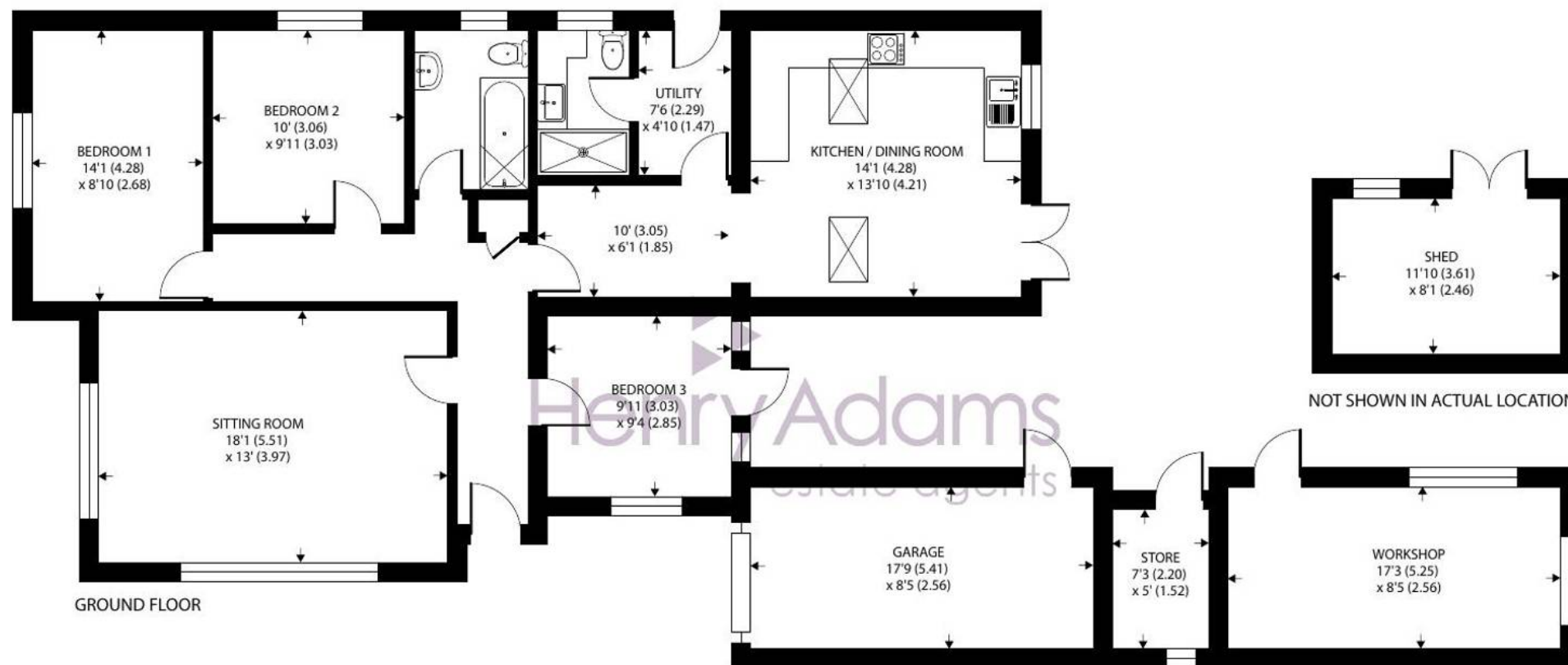
Outside, the good-size south-facing garden includes outbuildings ideal for storage or hobbies. A garage and driveway offer convenient parking and easy access, along with EV charging point.

A thoughtfully extended home in a desirable setting, offering comfort, character and a welcoming feel. Viewing is strongly recommended.

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







Approximate Area = 1115 sq ft / 103.5 sq m

Garage = 149 sq ft / 13.8 sq m

Outbuildings = 277 sq ft / 25.7 sq m

Total = 1541 sq ft / 143 sq m

For identification only - Not to scale



Location - Amenities include local shops which can be found in the nearby villages of Southbourne and Bosham, with more extensive shopping in Emsworth and Chichester. Nutbourne railway station is 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 including Qatar Goodwood Festival. There are superb sailing facilities around Chichester Harbour and 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.

Directions - From Chichester proceed west along the A259 passing through the villages of Fishbourne and Bosham. On reaching Chidham turn right into Broad Road and proceed over the level crossing. After approximately half a mile turn right into Scant Road West and Bramblewood approximately 75 meters on the right after The Avenue. What3words - [televisefreebullion](https://www.what3words.com/televisefreebullion)

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](https://www.henryadams.co.uk)

