



3 Brook Lea, Hunston, PO20 1NR

Offers in Excess of **£585,000**

3 Brook Lea, Hunston

A spacious home with vacant possession.

- Guide Price £625,000 - £650,000
- Exclusive private development
- Versatile accommodation
- Four bedrooms
- Two en-suites and a family bathroom/WC
- Covered parking
- Landscaped garden
- Vacant possession

The house forms part of a select private development of just five homes, built circa 2017, in the popular village of Hunston, approximately two miles from the historic city centre of Chichester.

The village offers a local shop and everyday amenities and this particular property benefits from a private gate leading directly onto the towpath of the Chichester Canal, providing scenic walks to the canal basin and city centre or towards Birdham Pool and the sailing club.

Backing onto the canal, the property offers well-proportioned accommodation arranged over two floors.





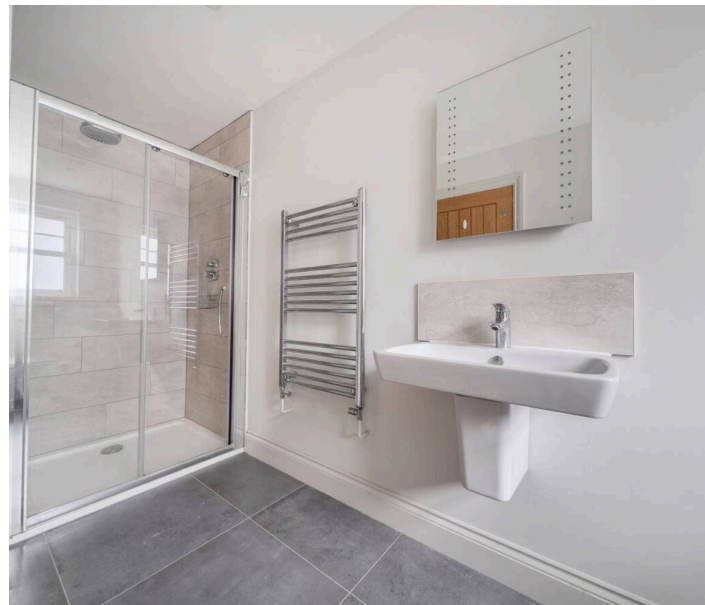
The ground floor comprises a welcoming reception hall, cloakroom, utility room, and an impressive open-plan fitted kitchen/family room forming the heart of the home. There is also a separate sitting room and a study, offering flexible living space.

On the first floor, the principal bedroom features an en-suite shower room, complemented by a further en-suite bedroom, two additional bedrooms and a family bathroom with both bath and shower facilities.

Outside, the tiered rear garden is attractively landscaped and enjoys direct canal access. To the front, a carport provides parking for two vehicles.

Estate Charge: £1,320 per annum, payable quarterly at £330.

Chichester District Council - 25/26 Tax Band F £3,511.25 EPC-B







Approximate Area = 1770 sq ft / 164.4 sq m
 Limited Use Area(s) = 38 sq ft / 3.5 sq m
 Total = 1808 sq ft / 167.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1checom 2026. Produced for Henry Adams. REF: 1419253

Location - Just a few steps from the Chichester canal tow path for tranquil countryside walks. Hunston has a post office, local store, public house, church, village hall and golf club. The cathedral city of Chichester offers excellent high street shopping, many fashionable restaurants, cafes and bars, the Festival Theatre and a mainline station to London Victoria. 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 the 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 south along the B2145 towards Hunston. On reaching Hunston proceed straight over the roundabout and take the first turning on the right into Brook Lea. Number 3 is on the right. What3words - float.lamp.sticky

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

