



**Bell & Blake**  
SALES & LETTINGS

20 Baileys Way, Hambrook, Chichester, West Sussex PO18 8FE

Asking Price £345,000

## 20 Baileys Way, Hambrook, Chichester, West Sussex PO18 8FE



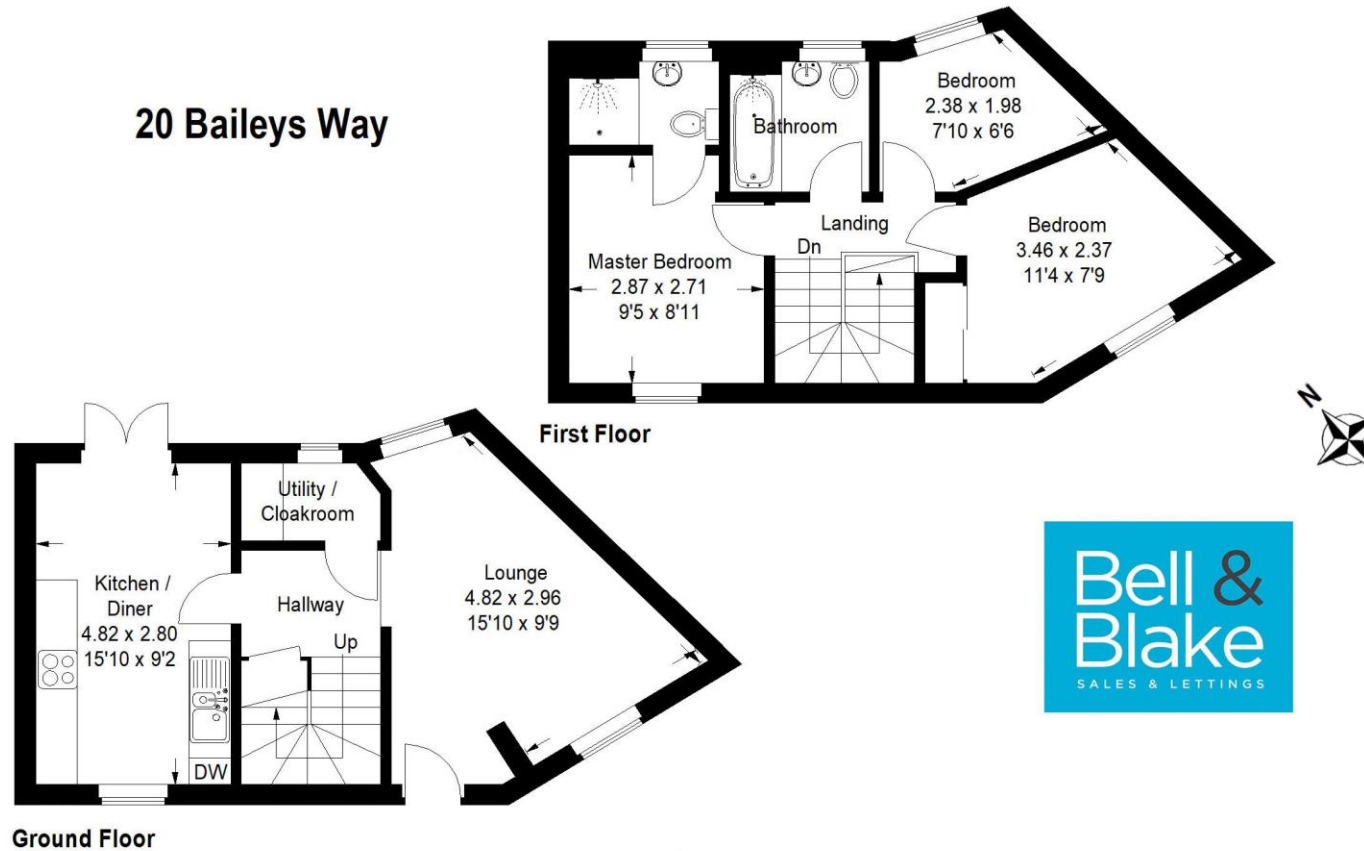
- ▶ Three Good Sized Bedrooms
- ▶ Master Bedroom With En Suite Shower Room
- ▶ Generous Sized Garden
- ▶ Ample off street parking and Car Port
- ▶ Easy Walking Distance To Train Station
- ▶ Popular Village of Hambrook
- ▶ EPC B

A modern three bedroom link-detached family home in the sought-after village of Hambrook. This well presented property has accommodation arranged over two floors. On the ground floor is a spacious lounge, a utility room with a WC and modern fitted kitchen with dining area leading through to the garden. On the second floor there are three bedrooms, including a master bedroom with an en-suite shower room and family bathroom. Outside to the rear is a low maintenance enclosed garden with lawn and patio area including a shed. This generous home also includes to the front of the property off street parking and a carport. Internal viewing is strongly recommended.

Council Tax Band: D



## 20 Baileys Way



Approximate Gross Internal Area  
Ground Floor = 40.2 sq m / 433 sq ft  
First Floor = 39.7 sq m / 427 sq ft  
Total = 79.9 sq m / 860 sq ft

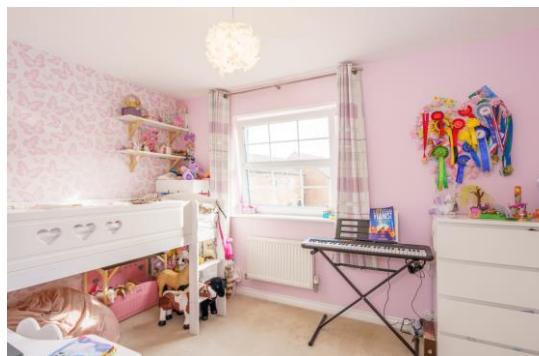
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of door, window, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purpose only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

[SussexPropertyPhotographer.co.uk](http://SussexPropertyPhotographer.co.uk)

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

## Location

The Parish of Chidham and Hambrook is an attractive rural parish situated five miles west of Chichester and is made up of the villages Hambrook and Chidham with Nutbourne East. A beautiful location with a wonderful sense of community. The Parish is lucky enough to have a primary school and a close by secondary school in a neighbouring village of Southbourne. In addition, the village boasts a couple of public houses, a village hall, a church, convenience shop with a post office, a train station, and bus routes. Situated located along the A259 which enables you to pick up the A27 conveniently. There is an abundance of public footpaths for walkers, and the beautiful shore of Chichester Harbour to enjoy.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
<b>A</b>		
(81-91)		
<b>B</b>	83	83
(69-80)		
<b>C</b>		
(55-68)		
<b>D</b>		
(39-54)		
<b>E</b>		
(21-38)		
<b>F</b>		
(1-20)		
<b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		
		EU Directive 2002/91/EC
<a href="http://www.epc4u.com">www.epc4u.com</a>		

To arrange a viewing call 01243 790674 View details online at [bellandblake.co.uk](http://bellandblake.co.uk)