



## Broad Road, Hambrook, Chichester, PO18 8RG

- An Impressive Four Double Bedroom Detached House
- Stylish Fitted Kitchen/Breakfast Room
- Superb West Facing Secluded Garden & Roof Terrace
- Moments From Nutbourne Mainline Station

## ASKING PRICE OF £585,000

- Single Garage & Driveway For Multiple Vehicles
- Top Local Schools Nearby
- Separate Utility & Storeroom
- Spacious Lounge Diner For Entertaining





If you're looking for a property with the WOW factor then look no further than this unique detached family home in a highly sought after area of Hambrook close to Emsworth & Bosham! It not only offers you extremely spacious and light living accommodation across two floors, but you will also be blown away by how deceptively substantial this house is once inside. A mixture of modern and country home décor throughout gives you a very tranquil yet contemporary home ready to be enjoyed by a family or anyone looking to start one.

Broad Road is one of Hambrooks top addresses. You are a short drive from the hustle & bustle of Chichester. For those who enjoy sailing then Bosham sailing club and Chichester Harbour coastline is close by.

The road is well known for its' impressive country homes and this exceptional detached house is the perfect example of this! The property also has the added benefit of being positioned next to a natural meadow, owned and maintained by the Parish Council means the peace and quiet from living here will be unmatched by most other houses on offer.

Starting from the entrance hallway every ground floor room is accessible from here, into the main living area it comprises of an open plan kitchen with laminate work surfaces, ample storage cupboards and space for white goods such as American fridge freezer plus full size dish washer. It also includes an impressive range cooker for those who are fanatical about their home cooking, it's everything you would want from a stylish kitchen.

Next along is your South facing lounge / diner. A section has a substantial floor to ceiling window allowing plenty of light to fill the room, it is wonderful to have a large sitting room to relax in that is separated enough from the dining room but still open plan giving you an excellent option for entertaining!

Off the main hallway you have a selection of storage cupboard and the main family bathroom here as well, it very much echo's the countryside design of the property. You'll find a button flush toilet, vanity sink unit and bath with shower overhead. You then have one double bedroom or home office with doors leading out onto the patio section of the garden. This home boasts so much inside but its' outside features really are the icing on the cake! A large West facing rear garden with easily managed lawns, mature shrubs and a patio area big enough for a hot tub, it is ideal for children & pets to play out in safely and let off steam with plenty of room for exercise and garden furniture as well. It is worthy of noting that the rear garden is very private and not heavily overlooked like many houses and has a quirky private gate leading out to the meadow beside it, you can also access the garden via the kitchen meaning no muddy paws or footsteps into the sleeping areas.

In addition to the already substantial ground floor, the house offers a large guest bedroom and a utility area off of a store or perhaps cloakroom? If you like to keeping your appliances, coats, bags and strollers out of sight these two rooms along with the guest room are invaluable for families with toddlers, teenagers and visitors coming to stay!

Up to the first floor a fabulous master bedroom awaits you, with a single door leading out to a suntrap roof terrace, it's West facing a perfect spot for sunbathing or the ideal place for a cold glass of something after a long day whilst watching the sunset! The master room is shaped like a horseshoe allowing you to have sleeping and dressing area meaning this main room really is at the heart of this outstanding property.

Across the landing is a particularly impressive sized second bedroom offering built-in wardrobes, chest of draws and space for a large double bed. You have a shower room which could act an ensuite to either bedroom as it's only a hop, skip or a jump from them.

To the front of the house is a paved driveway providing off road parking for multiple vehicles and a garage / workshop, another room providing a plethora of uses whether its' storage you require, or a weights room, The choice is yours!

This opportunity to purchase a superbly appointed house in a much sought after & convenient location should be seized with both hands! There is an excellent array of entertainment within only short drive away including a wide selection of trendy restaurants, cafes, bars, coffee shops, pubs, convenience shops, supermarkets, delicatessens, beauty rooms, gyms and much more! For anyone who commutes, both Nutbourne and Bosham railway stations are within easy reach. Living here will certainly be exciting and allow you to experience that vibrant cosmopolitan lifestyle in full!





# Accommodation

## GROUND FLOOR

ENTRANCE HALLWAY

SITTING ROOM  
14' 10" x 12' 3" (4.52m x 3.73m)

DINING ROOM  
12' 5" x 10' 8" (3.78m x 3.18m)

KITCHEN  
13' 3" x 12' 6" (4.04m x 3.81m)

BOILER ROOM

BEDROOM THREE / HOME OFFICE  
15' 0" x 10' 4" (4.57m x 3.15m)

STORE / CLOAKROOM  
9' 4" x 8' 11" (2.84m x 2.72m)

BEDROOM FOUR  
14' 1" x 9' 6" (4.29m x 2.90m)

## TOP FLOOR

BEDROOM ONE  
22' 7" x 13' 4" (6.88m x 4.06m)

BEDROOM TWO  
16' 3" x 12' 11" (4.95m x 3.94m)

SHOWERROOM

## OUTSIDE

WEST FACING GARDEN

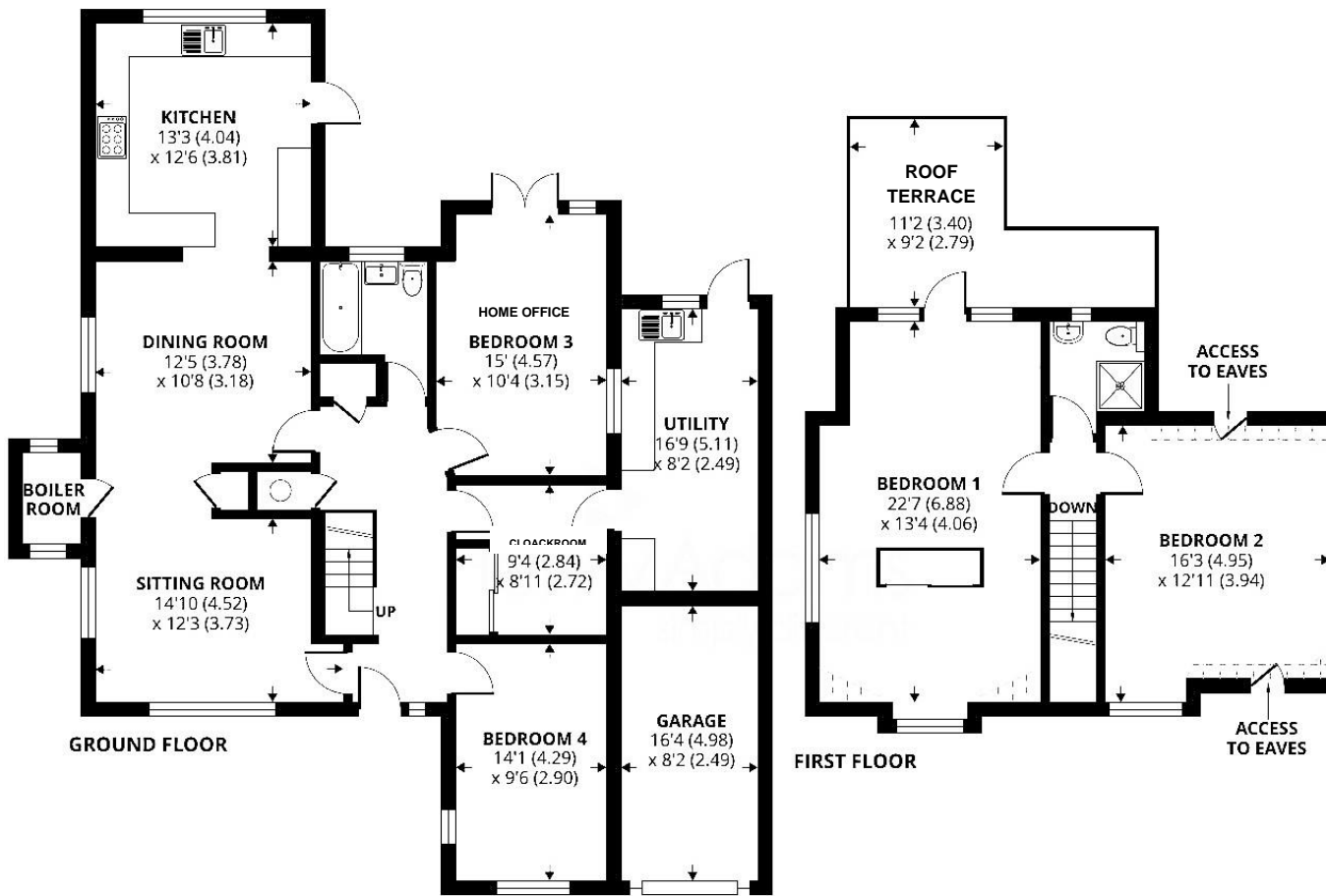
ROOF TERRACE

DRIVEWAY

GARAGE



Picture this...



Approximate Area = 1978 sq ft / 183.8 sq m (includes garage)  
 Limited Use Area(s) = 26 sq ft / 2.4 sq m  
 Total = 2004 sq ft / 186.2 sq m  
 For identification only - Not to scale

This is the ideal property to come home to after a long day! Relaxing in your private rear garden whilst enjoying a few drinks in the sun...could there be a better way to switch off? Why not take a short drive into the City and really soak up Chichester's cosmopolitan atmosphere by exploring around the wide range of bars, restaurants and shops on offer. This City really is known for its entertainment and lifestyle.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	
(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, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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