



Priorsleaze Cottage, Hambrook

An individual detached house offering vacant possession.



- ▶ **Extended detached house**
- ▶ **Sun room**
- ▶ **Ground floor bedroom with en-suite**
- ▶ **En-suite shower room/WC**
- ▶ **Chain free**
- ▶ **Open plan kitchen/reception room**
- ▶ **Cloakroom**
- ▶ **Three first floor bedrooms**
- ▶ **Bathroom/WC**
- ▶ **Gated driveway**

Situated in a pleasant semi-rural setting and benefiting from vacant possession, lies this four bedroom detached house.

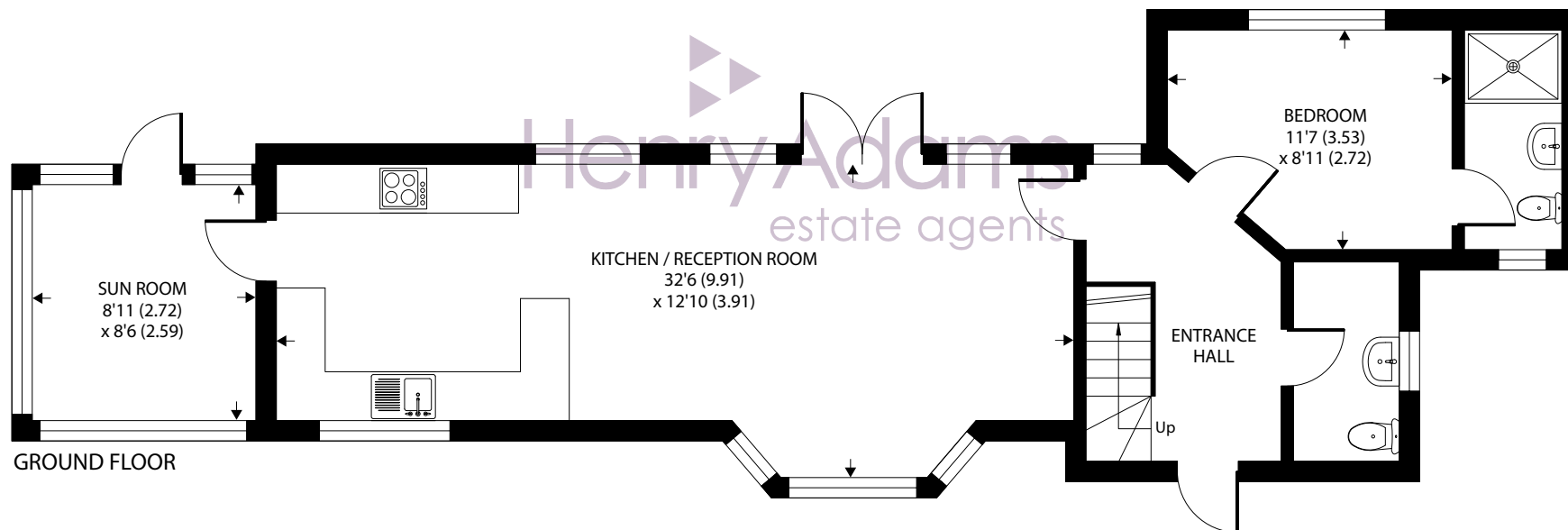
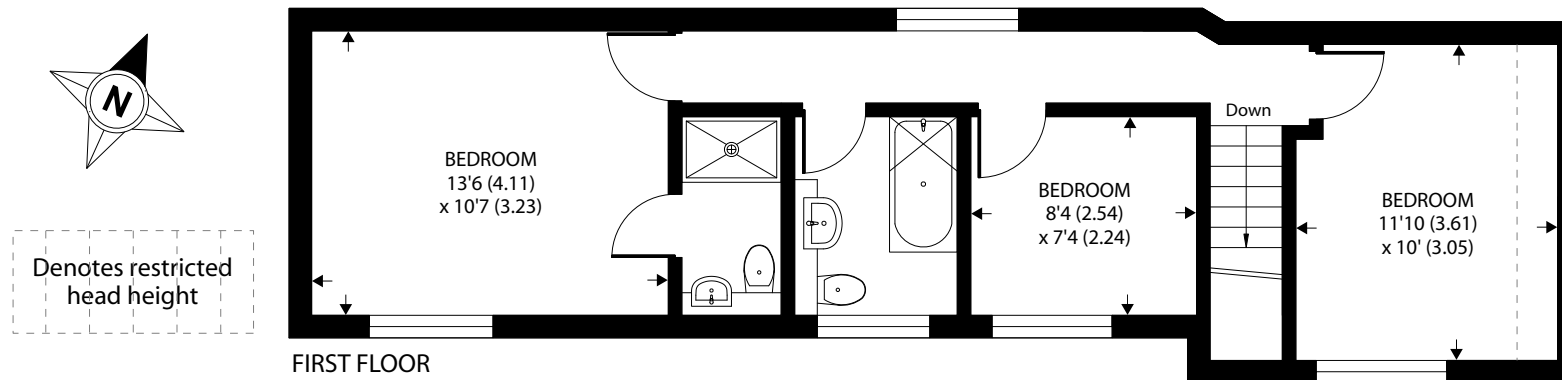
The property has been extended to create well-proportioned accommodation arranged over two floors. On the ground floor a 32ft dual aspect open plan kitchen/reception room can be found with various integrated appliances and a sun room leading off, which overlooks part of the garden. There is also a bedroom with en-suite shower/WC and separate cloakroom on the ground floor. On the first floor, three bedrooms can be found along with a bathroom/WC and the principal bedroom benefits from an en-suite shower room/WC. An internal inspection is thoroughly recommended to appreciate the versatility of the accommodation offered.

Outside, on the eastern side there is an area which is gated and provides off-road parking for a number of vehicles. Along the northern boundary is a small stream and on the western side is a enclosed garden area.

NB the seller is willing to erect a double carport by negotiation.

Chichester District Council - 24/25 Tax Band D £2,249.32





Approximate Area = 1203 sq ft / 111.7 sq m
 Limited Use Area(s) = 18 sq ft / 1.6 sq m
 Total = 1221 sq ft / 113.3 sq m

For identification only - Not to scale



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.

Location

Local amenities can be found in the nearby villages of Funtington, 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. 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 on the A259. Continue through Bosham and having entered the village of Nutbourne, turn right into Broad Road. Continue over the railway crossing and having passed the village shop on the left hand side, turn left into Priors Leaze Lane. Proceed along Priors Leaze Lane and after approximately 0.21 of a mile Priorsleaze Cottage is on the right.

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