



18 Baileys Way, Hambrook

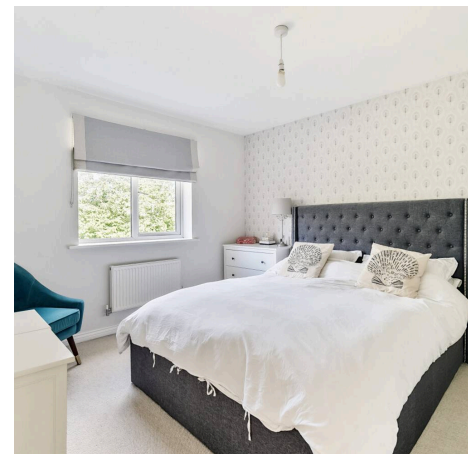
Offers Over £400,000 Freehold



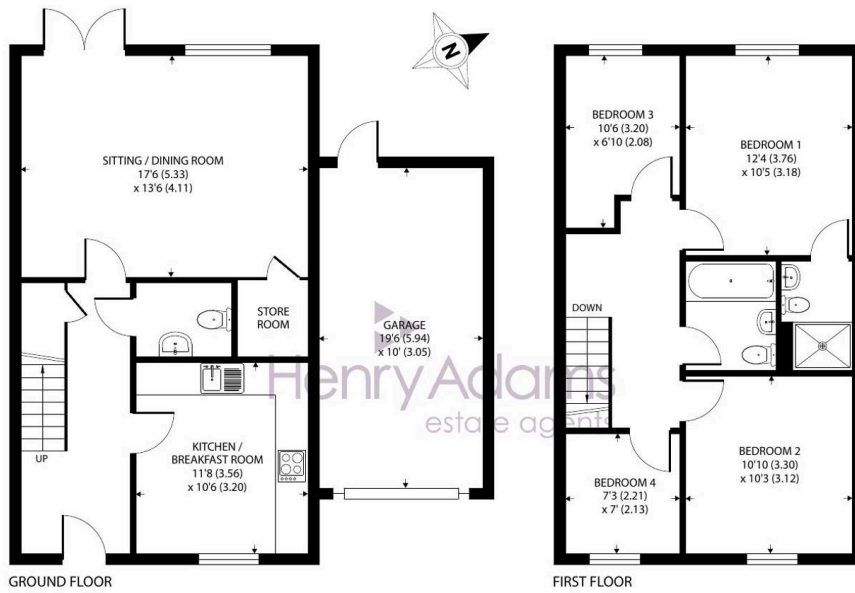
18 Baileys Way

Nestled in a highly requested location, this beautifully presented four-bedroom semi-detached house offers the epitome of modern living. The light and spacious entrance hall welcomes you into this stylish abode, leading you to a modern fitted kitchen perfect for culinary enthusiasts. The spacious lounge, adorned with double doors, effortlessly extends the living space outdoors to the wonderful landscaped garden, allowing for seamless indoor-outdoor living. A convenient cloakroom, an en-suite to bedroom one, and a stylish family bathroom cater to both functionality and luxury.

The property also boasts an excellent-sized garden, perfect for outdoor entertaining and relaxation, as well as a garage and parking ensuring utmost convenience for residents.



- Light & Spacious Entrance Hall
- Excellent Size Landscaped South West Facing Garden
- Garage & Parking
- Located In A Quiet Cul-De-Sac Location



18 Baileys Way, Hambrook, Chichester

Approximate Area = 1062 sq ft / 98.6 sq m

Garage = 195 sq ft / 18.1 sq m

Total = 1257 sq ft / 116.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricscom 2024. Produced for Henry Adams. REF: 1163554





Council Tax band: E EPC Energy Efficiency Rating: C

Situation

Amenities include a Post Office and railway halt, with a range of local shops in the nearby villages of Funtington, Southbourne and Bosham. More extensive shopping can be found in Emsworth and Chichester. 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 windsurfing 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.

Henry Adams - Emsworth Henry Adams LLP,

15 North Street,

Emsworth -

PO10 7BY

01243 377773

emsworth@henryadams.co.uk

www.henryadams.co.uk/#

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.

