



## The Avenue, Hambrook, Chichester, West Sussex, PO18 8TZ

ASKING PRICE OF £335,000

- An Impressive Two Double Bedroom Semi-Detached Family Home
- Modern Separate Fitted Kitchen
- South/West Facing Rear Garden
- Prime Hambrook Location

- Detached Single Garage
- Modern Bathroom Suite
- Excellent Transport Links Close By
- No Onward Chain





Situated in the sought-after area of Hambrook, this charming two-bedroom semi-detached family home offers a wonderful blend of comfort and convenience. As you enter the property, you are welcomed by an inviting entrance hallway that leads to the main living areas. The ground floor boasts a spacious living room, a well-equipped kitchen, and a convenient W/C.

The kitchen is designed with practicality in mind, offering ample storage with both wall and base units. There is generous space to accommodate a large fridge freezer, dishwasher, and washing machine, making it an ideal space for any family. The living room provides a warm and welcoming atmosphere, featuring large windows that overlook the garden, allowing plenty of natural light to fill the room. A door from the living room leads directly to the garden, creating a seamless connection between indoor and outdoor living. The living room also features a working fireplace, perfect for cosy evenings, and enough space to accommodate a dining table, making it a versatile area for both relaxation and dining.

This lovely property boasts a superb south-west facing garden, which is a real sun trap, perfect for enjoying long summer days. The garden is thoughtfully designed with both lawned and patio areas, providing versatile spaces for outdoor relaxation and entertaining. Additionally, the garden offers convenient side access to the front of the property, as well as a door leading directly to the garage.

Ascending the stairs to the first floor, you will find two well-proportioned bedrooms. Bedroom one is located at the front of the property and includes a built-in wardrobe, offering ample storage space. The second bedroom of a similar size, overlooks the garden at the rear and also features built-in wardrobes. Both bedrooms are spacious enough to accommodate double beds and additional free-standing furniture. Between the two bedrooms lies a modern, well-presented family bathroom, complete with a large P-shaped bath with an overhead shower, a button flush toilet, and a pedestal sink.

The property also includes a single garage, providing secure parking or additional storage space. The garage is accessible from both the garden and the front of the property, offering flexibility and ease of use. This feature adds further appeal to this already delightful home, making it a practical choice for families or those seeking a holiday retreat.

The location of this property is exceptional, with a variety of shops and local amenities nearby. Nutbourne station offers excellent transport links to London, Chichester City Centre, and is within easy reach of Bosham Harbour. Additionally, the area benefits from excellent local schools and easy access to the A27 and A259 is approx. a mile south providing the main 700 bus route between Brighton and Portsmouth via Chichester, making it an ideal location for families.

The current owners have successfully used the home as a holiday let, highlighting its potential as a lucrative buy-to-let investment or a charming holiday home. With its combination of modern living and prime location, this property represents an excellent opportunity for any discerning buyer.





# Accommodation

## GROUND FLOOR

ENTRANCE HALLWAY

KITCHEN

10' 5" × 8' 3" (3.18m × 2.50m)

SITTING ROOM

16' 2" × 12' 5" (4.92m × 3.79m)

KITCHEN

11' 10" × 11' 8" (3.60m × 3.55m)

W/C

5' 8" × 3' 11" (1.73m × 1.19m)

## FIRST FLOOR

LANDING

9' 5" × 2' 8" (2.88m × 0.81m)

BEDROOM ONE

10' 6" × 12' 6" (3.20m × 3.80m)

BEDROOM TWO

9' 6" × 12' 5" (2.89m × 3.78m)

BATHROOM

6' 3" × 9' 5" (1.91m × 2.87m)

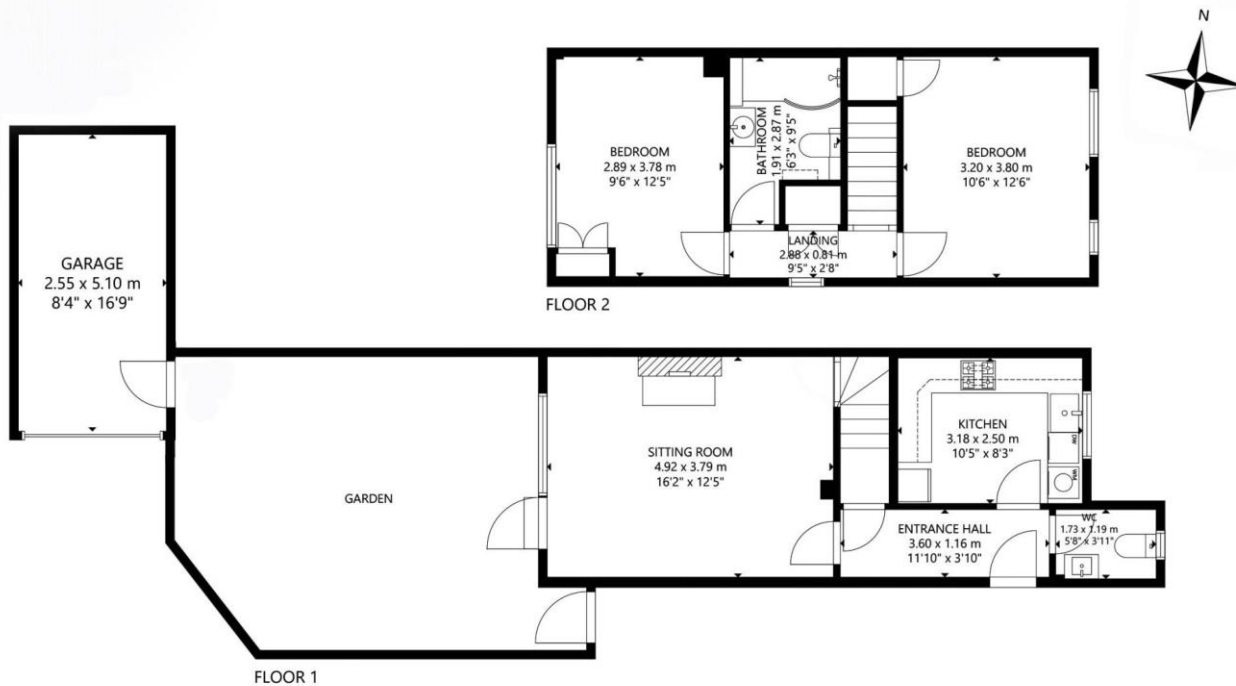
## OUTSIDE

REAR GARDEN

GARAGE



## Picture this...



GROSS INTERNAL AREA  
 TOTAL: 765 sq ft/ 71 m<sup>2</sup>  
 FLOOR 1: 391 sq ft/ 36 m<sup>2</sup>, FLOOR 2: 374 sq ft/ 35 m<sup>2</sup>  
 GARAGE: 140 sq ft/ 13 m<sup>2</sup>  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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

The Old Boat House  
 Bosham Lane  
 Bosham  
 PO18 8HS

[www.soloestates.co.uk](http://www.soloestates.co.uk)  
 01243 624 637  
[info@soloestates.co.uk](mailto:info@soloestates.co.uk)

Mon-Fri: 8.30am - 6pm  
 Sat: 9am - 4pm



SOLOESTATES.CO.UK