



Haywards, Broad Road, Hambrook PO18 8RG



TAKE THE 360 TOUR.... DECEPTIVELY SPACIOUS - extended semi-detached family home offering versatile accommodation with room to relax, which has been freshly redecorated throughout with the provision of newly installed double glazed windows.

Accommodation: The front door opens into an Entrance Hall with a Separate Cloakroom, Large Sitting Room, Fitted Kitchen/Family/Socialising Room opening onto a large, covered al fresco area, with patio heaters and a lawned garden beyond. On the first floor Landing there is access to a boarded loft Space with a velux window. Two Double and a Single Bedroom. Family Shower Room. Warmed throughout by Gas Heating and replacement Double Glazing. Outside there is off road parking for several cars with a fully enclosed rear garden and Summer House with power.

VIEWING ESSENTIAL to fully appreciate this charming home.

- EXTENDED SEMI-DETACHED HOME
- IMMACULATE CONDITION
- SPACIOUS LIVING ACCOMMODATION
- LARGE SUMMER HOUSE IN GARDEN
- GAS HEATING
- NEW DOUBLE GLAZING
- OFF ROAD PARKING
- LARGE OUTSIDE COVERED COURTYARD AREA

Offers In Excess Of
£495,000
Freehold





Accommodation

Ground Floor

- Entrance Hall
- Cloakroom
- Large Kitchen/Diner/Family Room
- Sitting Room



First Floor

- Shower Room
- Bedroom 1
- Bedroom 2
- Bedroom 3
- Landing with Access to boarded loft with Velux Window.

Exterior

- Shingled Driveway to The Front
- Private Enclosed Rear Garden
- Covered Patio Area with Heaters
- Lawned Area
- Summer House with Electric's





Location

Situated close to both the South Downs National Park and Chichester Harbour the property is conveniently close to the south coast railway line giving quick and easy access to Chichester and Havant. Hambrook is located a short distance from the Cathedral City of Chichester where restaurants, cinemas and the arts are well catered for including the world-renowned Festival Theatre.

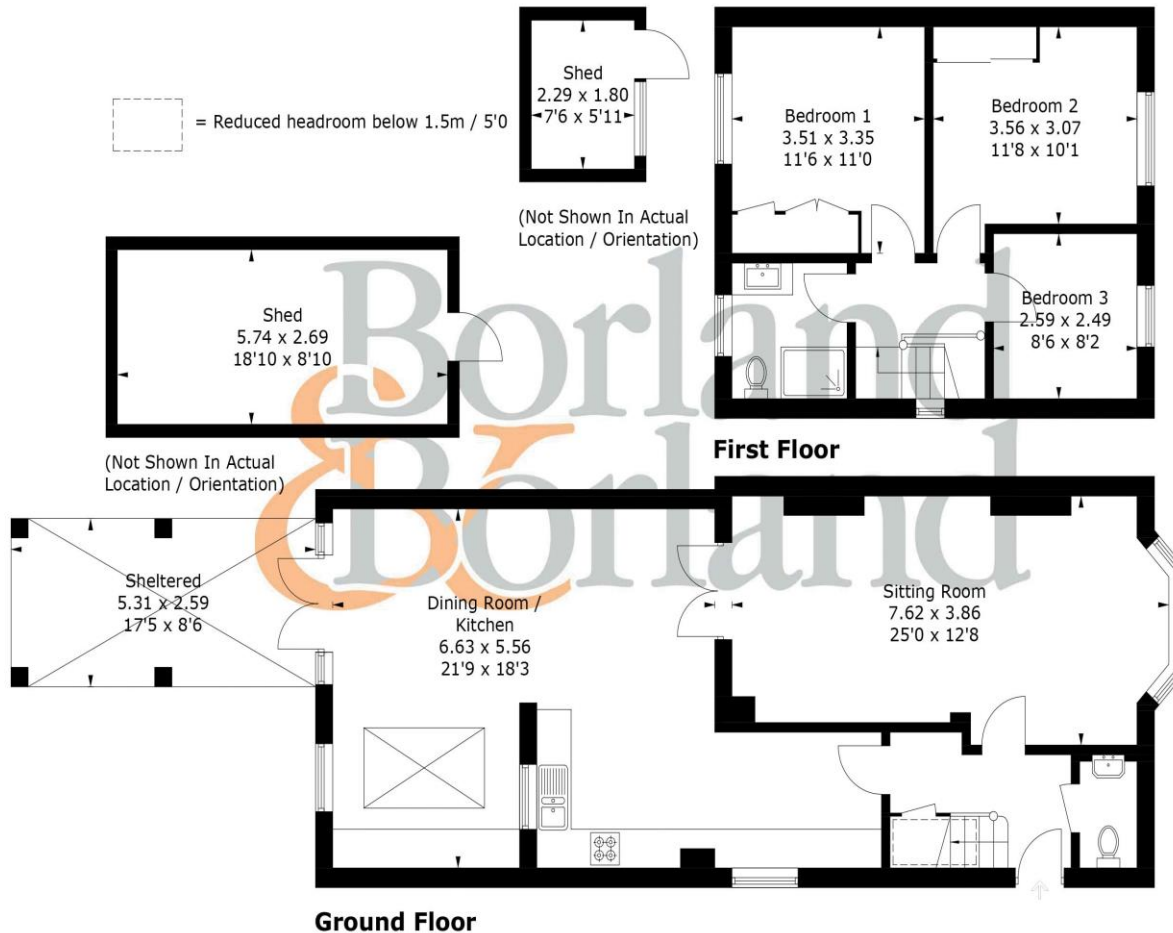
The nearby Goodwood estate offers Golf, Flying, Horse and Motor racing.





Haywards, Broad Road, PO18 8RG

Approximate Gross Internal Area = 121.1 sq m / 1303 sq ft
 Sheds = 19.7 sq m / 212 sq ft
 Total = 140.8 sq m / 1515 sq ft



Directions

From our office proceed north along the High Street to the A259. At the roundabout take the third exit heading east towards Chichester, in 1.3 miles take the second exit onto Main Road. Continue for approximately 1.2 miles, taking a left turn into Broad Road. Continue along Broad Road over the railway line where the property can be found on your left hand side. SAT NAV: PO18 8RG

PRODUCED FOR BORLAND & BORLAND ESTATE AGENTS

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. (ID897554)

‘IMPORTANT NOTICE Borland & Borland gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information with the particulars by inspection or otherwise. 3. Borland & Borland does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Borland & Borland does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. If there is anything of particular importance to you, please contact this office and Borland & Borland will try to have the information checked for you.

9a High Street, Emsworth, Hampshire PO10 7AQ

Tel: 01243 377655

property@borlandandborland.co.uk

www.borlandandborland.co.uk

rightmove

naea | propertymark
PROTECTED