



# 53 The Avenue, Hambrook, Chichester PO18 8TZ



Situated in the pretty village location of Hambrook, near Emsworth, Borland & Borland are pleased to offer this immaculate, extended, Two Bedroom, semi-detached home with Off Road Parking. Hambrook is situated within easy reach of Chichester Harbour (an Area of Outstanding National Beauty), and the South Downs National Park, popular locations for coastal walks, paddle boarding, country hikes & bike rides. The cities of Chichester and Portsmouth, can be accessed via the nearby A27, or by train from the local Nutbourne Railway Station. Attractions such as Wittering beaches, the Goodwood Estate with its horse racing & events, as well as historic venues such as the Weald & Downland Living Museum are all within easy reach of the Hambrook area.

The accommodation comprises: Entrance Hall, Cloakroom, modern Fitted Kitchen, Sitting/ Dining Room.

On the first floor there are Two Double Bedrooms, and a Family Bathroom. The property benefits from a west facing aspect, a low maintenance rear garden, with a decked area & shingle, shed and access to the garage, off road parking for Three cars in addition to the garage. The property also has double glazing and central heating.

- EXTENDED, SEMI-DETACHED HOME
- IMMACULATELY PRESENTED THROUGHOUT
- VILLAGE LOCATION
- TWO BEDROOMS
- DOWNSTAIRS CLOAKROOM
- GARAGE & OFF-ROAD PARKING
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- ENCLOSED REAR GARDEN

Asking Price  
£349,000  
Freehold





# ACCOMMODATION

## Ground Floor:

- Entrance Hall
- Cloakroom
- Kitchen
- Sitting/Dining Room



## First Floor:

- Landing with airing cupboard
- Bedroom One, with storage cupboard
- Bedroom Two, with built in wardrobes.
- Family Bathroom

## External:

- Off Road Parking
- Decking/Seating Area
- Private & Low Maintenance Rear Garden
- Shed
- Garage





FRIDGE FREEZER

MICROWAVE

BOSCH

Washing Machine

## LOCATION

Situated close to both the South Downs National Park and Chichester Harbour, rural areas popular with walkers, bird watchers, paddle boarders & bike riders.

Convenient transport links include the easily accessible A27 and south coast railway line via nearby Nutbourne Railway Station, giving quick and easy access to Chichester, Havant & Portsmouth.

Hambrook is located about 8km west of 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.

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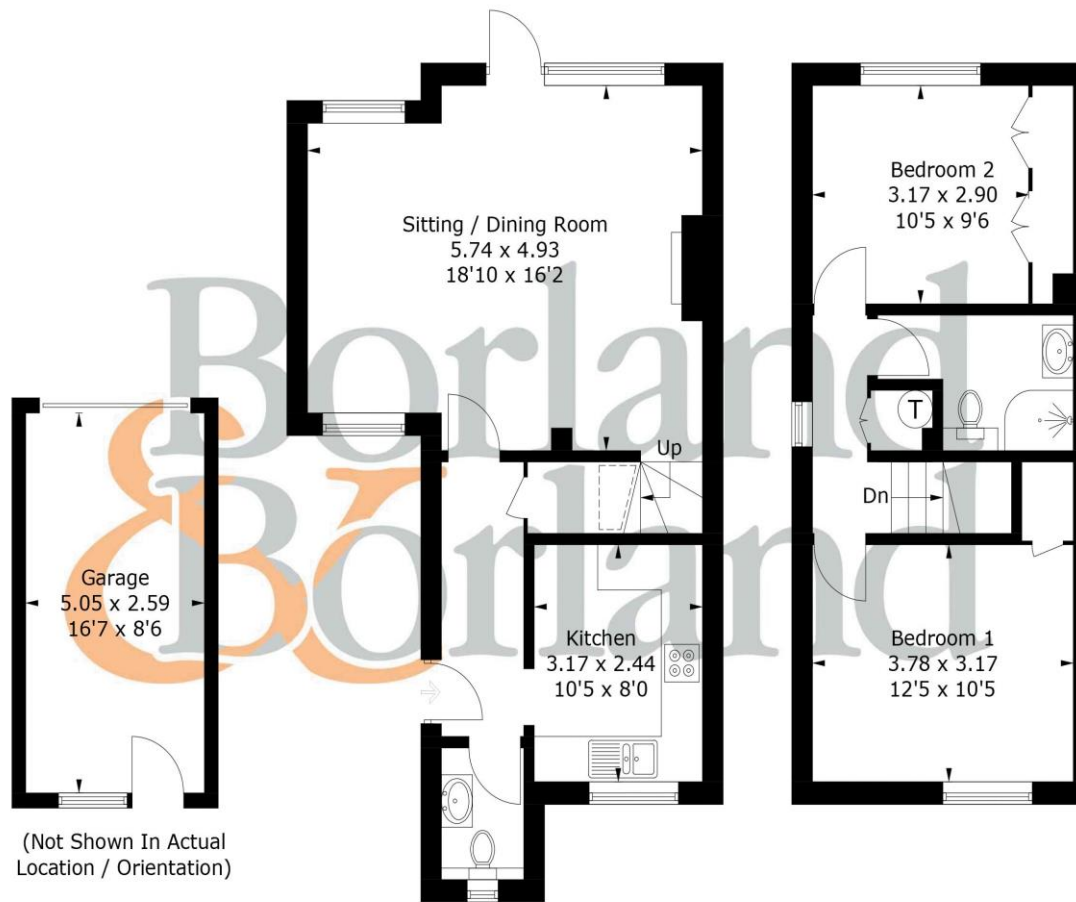


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Approximate Gross Internal Area = 79.6 sq m / 857 sq ft

Garage = 13.1 sq m / 141 sq ft

Total = 92.7 sq m / 998 sq ft



Ground Floor

First Floor

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. (ID1009475)

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## Directions

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