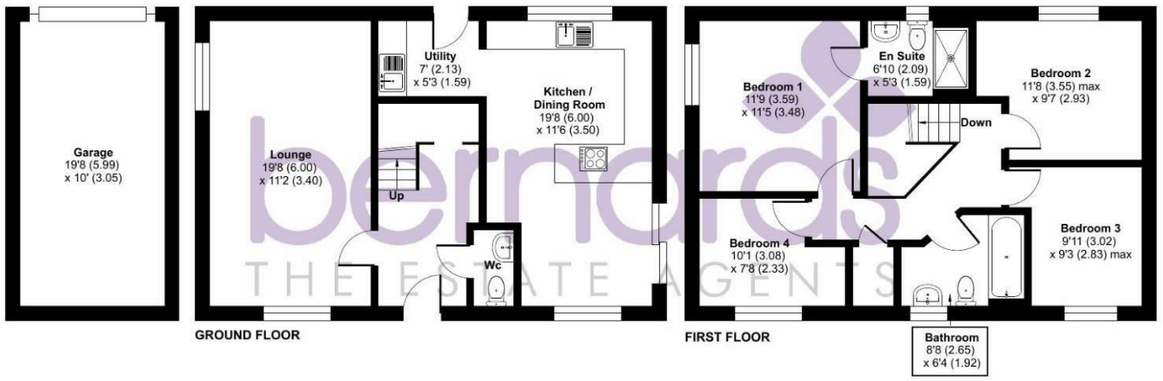
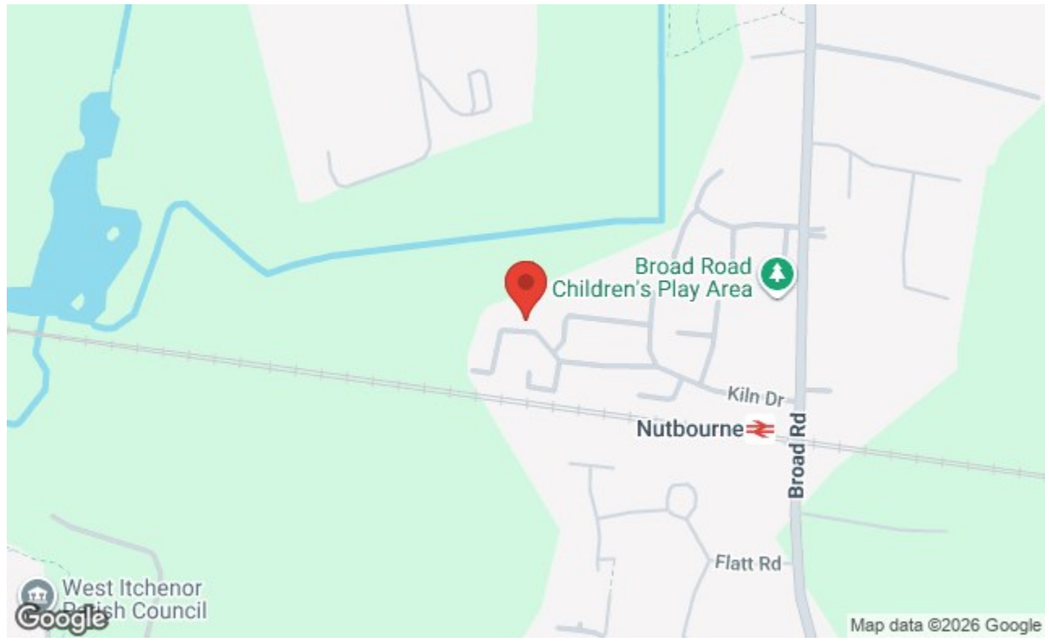
Baileys Way, Hambrook, Chichester, PO18

Approximate Area = 1206 sq ft / 112 sq m
Garage = 197 sq ft / 18.3 sq m
Total = 1403 sq ft / 130.3 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1510580



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FOR SALE

Offers In Excess Of £500,000

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4 2 1

HIGHLIGHTS

- FOUR-BEDROOMS
- DETACHED FAMILY HOME
- SPACIOUS KITCHEN / DINING ROOM
- GENEROUS LOUNGE
- PRINCIPAL BEDROOM WITH EN SUITE
- SEPARATE UTILITY ROOM
- DOWNSTAIRS WC
- GARAGE AND AMPLE STORAGE
- ATTRACTIVE VILLAGE LOCATION
- INTEGRATED AIR CONDITIONING

** DETACHED FAMILY HOME **

A spacious four-bedroom detached family home, ideally situated in the sought-after village of Hambrook, surrounded by beautiful countryside and within easy reach of Chichester, the South Coast and Chichester Harbour.

This appealing home comes with integrated air conditioning, and offers well-balanced and versatile accommodation, perfectly suited to modern family life. The ground floor features a welcoming lounge and an impressive kitchen/dining room, creating a fantastic space for both everyday living and entertaining. A separate utility room and downstairs cloakroom add further practicality.

Upstairs, four well-proportioned bedrooms provide excellent flexibility for family, guests or home working. The principal bedroom benefits from an en-suite, with the remaining bedrooms served by a family bathroom.

A generous garage provides useful additional storage and parking, complementing the property's excellent practical appeal.

One of the property's greatest attractions is its location. Hambrook offers a peaceful village lifestyle, with wonderful countryside and coastal walks close by, whilst Chichester Harbour and the picturesque Chidham Peninsula are easily accessible. The historic city of Chichester is also within convenient reach, offering an excellent selection of shops, restaurants, cafés, schools and leisure facilities.

The nearby railway stations provide convenient connections for commuters, while the A27 offers easy access towards Chichester, Portsmouth, Southampton and beyond.

Combining generous family accommodation with a desirable village setting, this is a fantastic opportunity for buyers looking for space, tranquillity and convenience in equal measure.

Early viewing is highly recommended to fully appreciate all that this attractive family home has to offer.

Call today to arrange a viewing
02392 482147
www.bernardsestates.co.uk

PROPERTY INFORMATION

LOUNGE
19'8" × 11'1" (6.00 × 3.40)

KITCHEN / DINING ROOM
19'8" × 11'5" (6.00 × 3.50)

UTILITY
6'11" × 5'2" (2.13 × 1.59)

WC

GARAGE
19'7" × 10'0" (5.99 × 3.05)

BEDROOM 1
11'9" × 11'5" (3.59 × 3.48)

EN SUITE
6'10" × 5'2" (2.09 × 1.59)

BEDROOM 2
11'7" × 9'7" (3.55 × 2.93)

BEDROOM 3
9'10" × 9'3" (3.02 × 2.82)

BEDROOM 4
10'1" × 7'7" (3.08 × 2.33)

BATHROOM
8'8" × 6'3" (2.65 × 1.92)

ANTI MONEY LAUNDERING
Bernards Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed

COUNCIL TAX BAND E
Chichester District Council: BAND E

MORTGAGE & PROTECTION
We have a team of advisors covering all our offices, offering a comprehensive range of mortgages from across the market and various protection products from a panel of lending insurers. Our fee is competitively priced, and we can help advise and arrange mortgages and protection for anyone, regardless of who they are buying and selling through.

If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home, and income, look no further!

OFFER VERIFICATION PROCEDURE
If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

PROPERTY REMOVALS
As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

SOLICITOR QUOTES
Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyancer will safeguard your interests and get the job done in a timely manner. Bernards can recommend several local firms of solicitors who have the necessary local knowledge and will provide a personable service. Please ask a member of our sales team for further details.

TENURE OF PROPERTY
Freehold



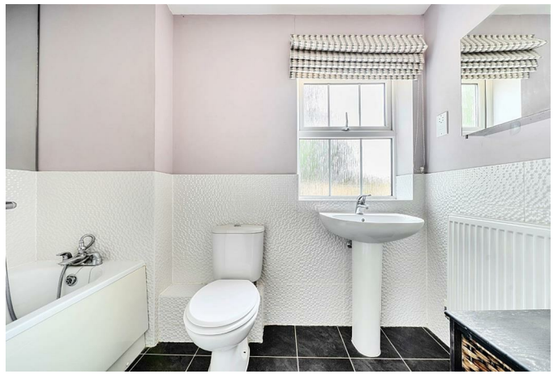






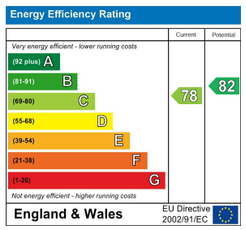












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