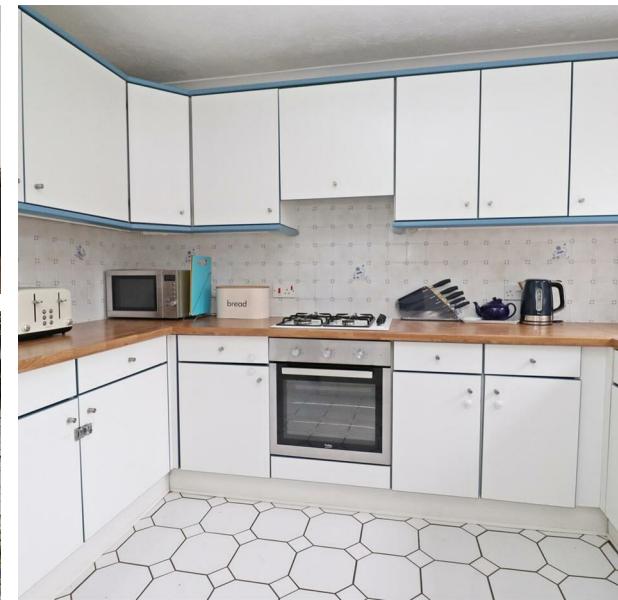


59 The Avenue, Hambrook, Chichester, PO18 8TZ

£1,450 Per month

EPC Rating: D Council Tax Band:



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£1,450 Per month

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Well-presented two-bedroom semi-detached home in Hambrook, available unfurnished at £1,400 pcm. Features a spacious living room with fireplace, modern kitchen, south-west facing garden, garage, and two double bedrooms, all within easy reach of transport links and local amenities.

Situated in the sought-after area of Hambrook, this well-presented two-bedroom semi-detached home is available to rent at £1,400 pcm on an unfurnished basis, offering a comfortable and practical living space in a convenient location.

Upon entering the property, you are welcomed by an entrance hallway leading through to the main living areas. The ground floor comprises a spacious living room, a well-appointed kitchen, and a convenient downstairs W/C. The kitchen offers a range of wall and base units along with space for a large fridge freezer, dishwasher, and washing machine, making it well suited to day-to-day living.

The living room is bright and inviting, with large windows overlooking the rear garden and a door providing direct access outside. A working fireplace adds a cosy focal point, while the layout comfortably accommodates both lounge and dining areas, creating a versatile space for relaxing and entertaining.

To the rear, the property benefits from a south-west facing garden, enjoying plenty of sunlight throughout

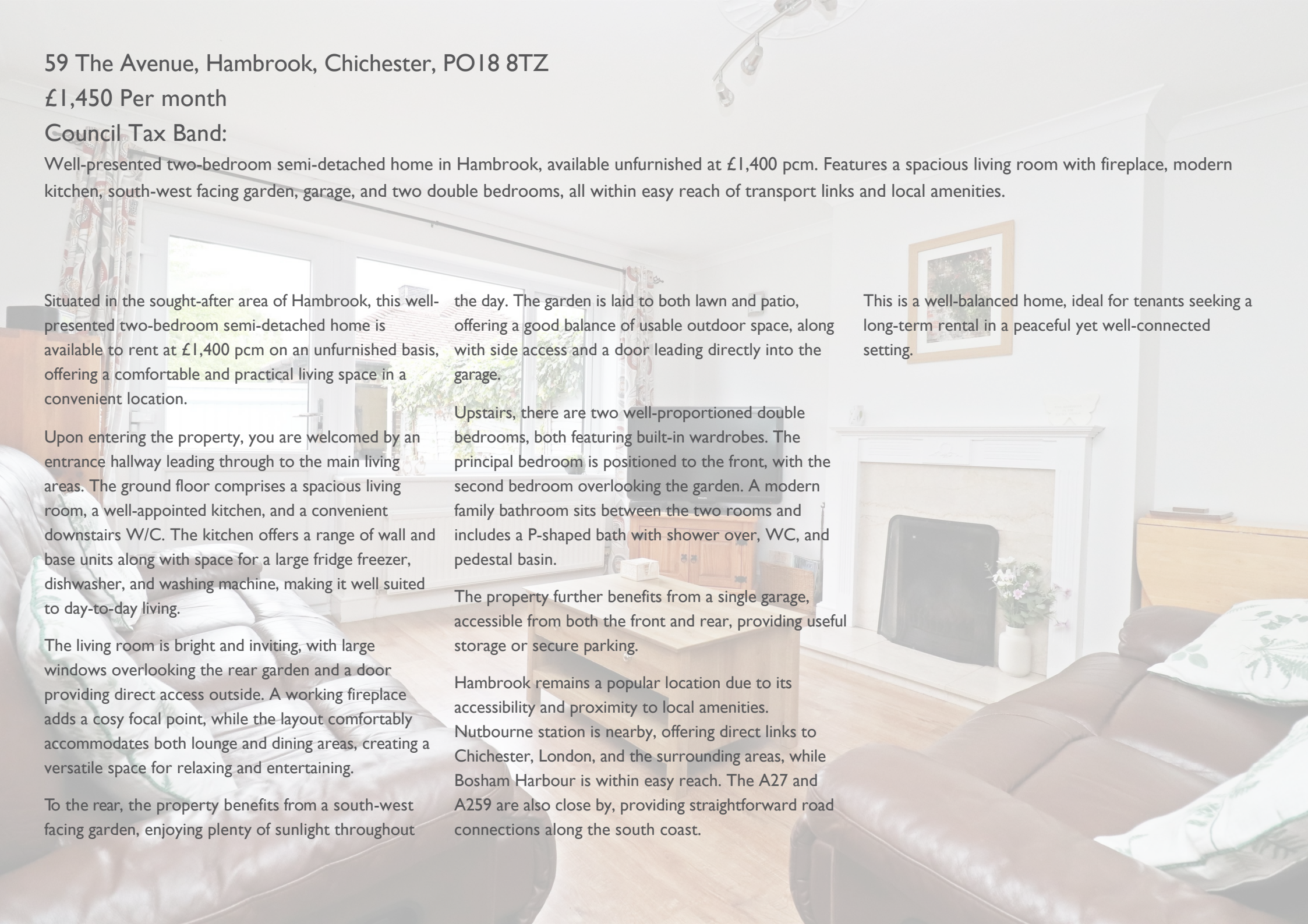
the day. The garden is laid to both lawn and patio, offering a good balance of usable outdoor space, along with side access and a door leading directly into the garage.

Upstairs, there are two well-proportioned double bedrooms, both featuring built-in wardrobes. The principal bedroom is positioned to the front, with the second bedroom overlooking the garden. A modern family bathroom sits between the two rooms and includes a P-shaped bath with shower over, WC, and pedestal basin.

The property further benefits from a single garage, accessible from both the front and rear, providing useful storage or secure parking.

Hambrook remains a popular location due to its accessibility and proximity to local amenities. Nutbourne station is nearby, offering direct links to Chichester, London, and the surrounding areas, while Bosham Harbour is within easy reach. The A27 and A259 are also close by, providing straightforward road connections along the south coast.

This is a well-balanced home, ideal for tenants seeking a long-term rental in a peaceful yet well-connected setting.





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