

Oak Tree Farm Hambrook, Chichester, PO18 8QA

Asking price £350,000

EPC Rating: D Council Tax Band: D



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A two-bedroom terraced home in Hambrook with its own garage and off-street parking. Features include a generous front-facing living room, separate dining room, rear kitchen, downstairs WC and an enclosed garden with a paved terrace. Conveniently situated for Nutbourne railway station and Chichester.

As you enter through the front door of this two-bedroom terraced home, it opens into an entrance porch, which leads through to a generous living room at the front of the property. A broad window brings in natural light, while the room provides space for sofas and additional furniture, with the staircase positioned to one side.

From the living room, a wide open archway leads into the dining room, creating a connection between the two reception spaces. There is room for a family dining table, making this a setting for both everyday meals and entertaining. A side window provides further natural light, and the arrangement allows the living and dining areas to feel connected while retaining their individual uses.

The kitchen sits beyond the dining room at the rear of the property, with work surfaces arranged around three sides and a window above the sink. An adjoining rear passage provides access outside and leads to a separate ground-floor WC, a useful addition to the main accommodation.

Stairs from the living room rise to the first-floor landing, which serves both bedrooms and the bathroom. The main bedroom occupies the front of the house and offers comfortable space for a double bed and accompanying furniture. The second bedroom is positioned to the rear and benefits from built-in open wardrobe storage, with flexibility for use as a bedroom, guest room or home office.

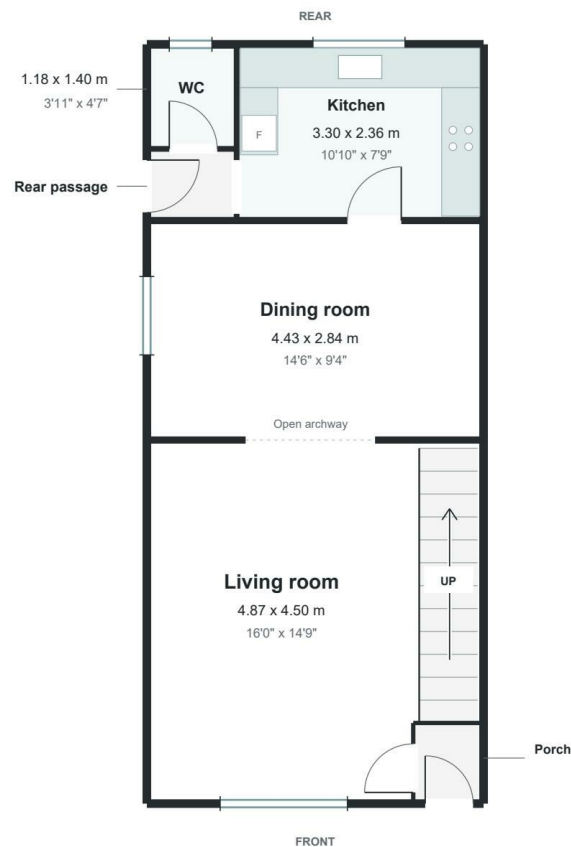
The bathroom completes the first floor and is fitted with a white suite comprising a bath with a glazed shower screen, wash basin and WC. Neutral wall tiling gives the room a cohesive finish, while a rear-facing window provides natural light.

Outside, the rear garden offers a combination of seating, lawn and planting. A generous stone-paved terrace provides space for outdoor dining and additional seating, making it well suited to entertaining during the warmer months. The lawn extends beyond, with a raised timber planting bed along one boundary and mature trees beyond the fencing providing a leafy backdrop. Also at the rear of the house are pre installed solar panels producing approximately £1400 per year.

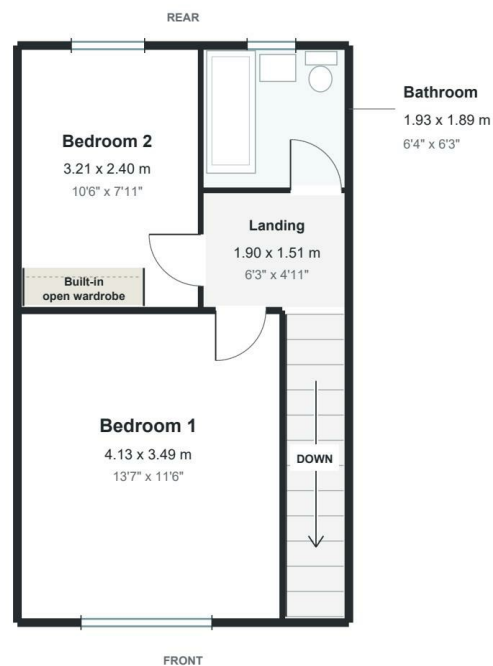
The property also benefits from its own garage and off-street parking, adding useful parking and storage options.

Situated within Oak Tree Farm in Hambrook, the house offers a village setting with access to nearby Nutbourne railway station and the wider amenities of Chichester. The shoreline and countryside walks around Chichester Harbour are a further attraction, while the city provides a choice of shops, restaurants and cultural venues, including Chichester Festival Theatre.





Ground Floor



First Floor

For illustrative purposes only. Not to scale. All measurements are approximate.

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