



**25 Pynham Crescent, Hambrook, PO18 8FQ**

Guide Price **£350,000**

## 25 Pynham Crescent, Hambrook

- Modern end of terrace house
- Bright sitting room
- Kitchen with integrated appliances
- Ground floor cloakroom
- Two double bedrooms
- Bathroom/WC
- South facing garden
- Garage and driveway
- Vacant possession

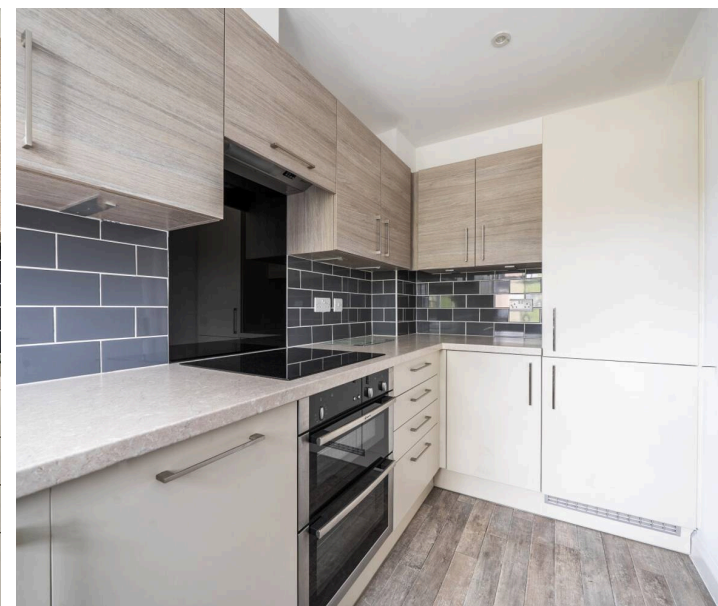
This stylish modern end-terrace home offers beautifully presented accommodation, ideal for first-time buyers, professionals or those looking to downsize.

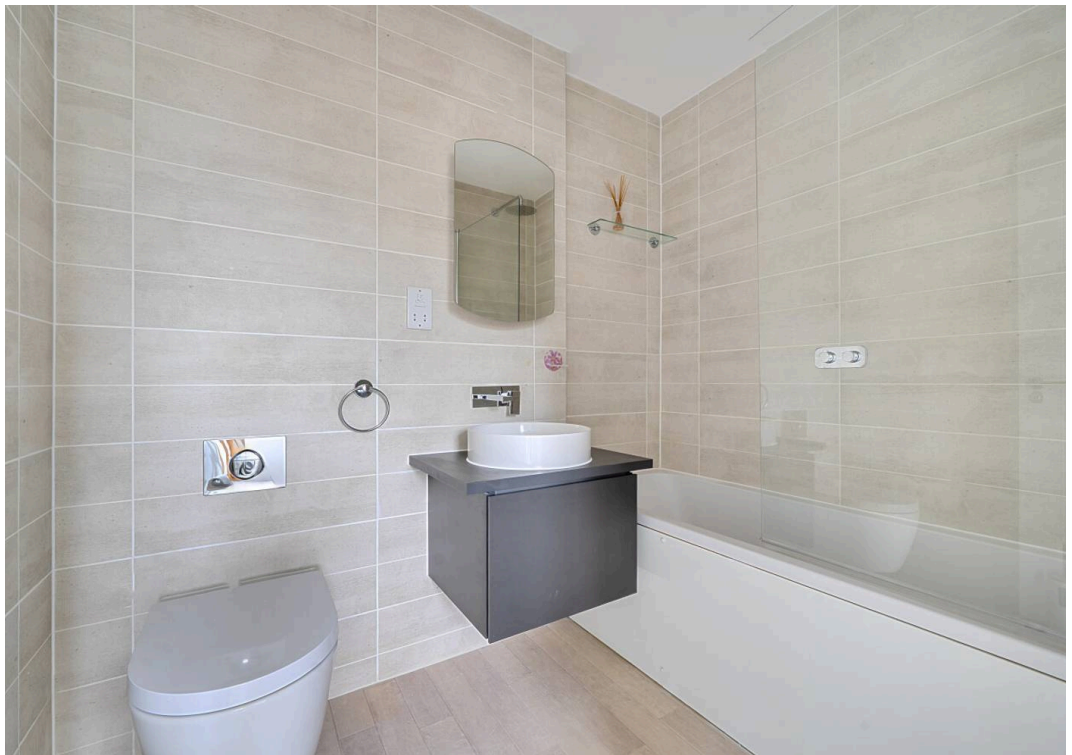
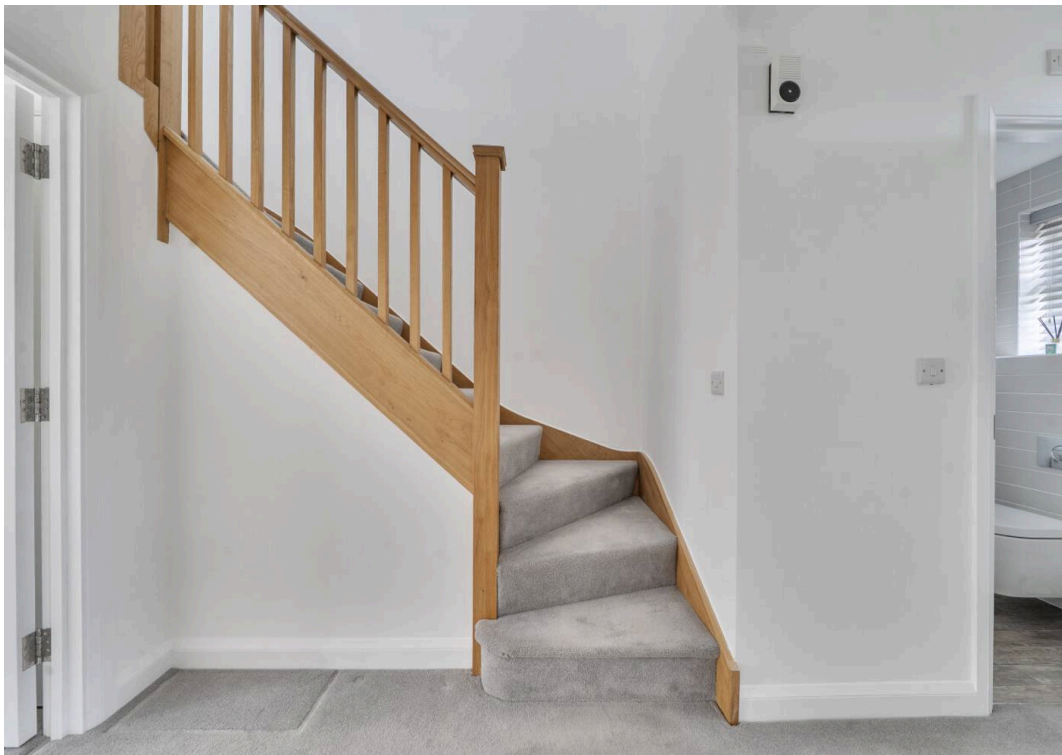
The property features a bright and welcoming sitting room, a fitted kitchen with integrated appliances and the added convenience of a ground floor cloakroom/WC. Upstairs, there are two double bedrooms and a modern bathroom/WC.

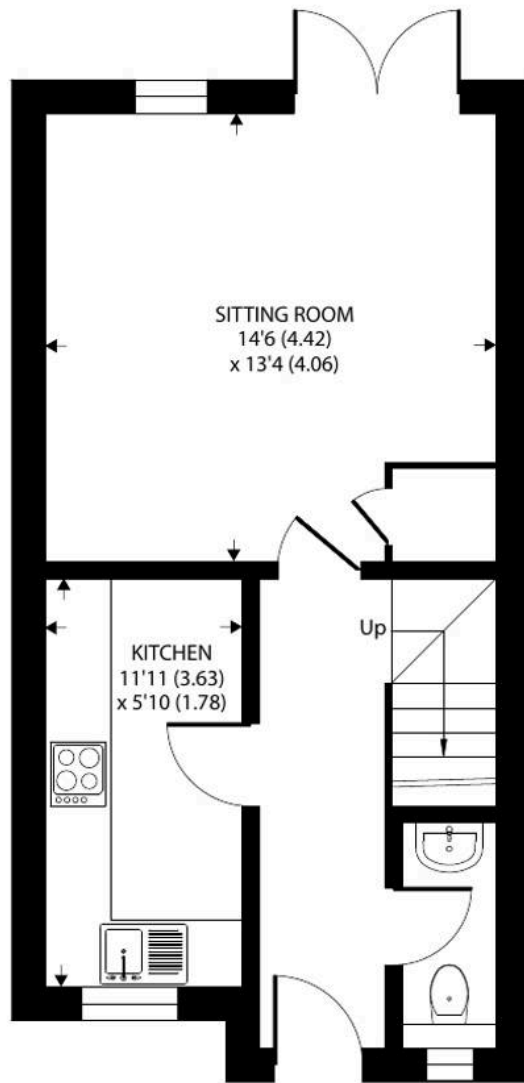
Externally, the property benefits from a private south-facing rear garden, perfect for relaxing or entertaining, together with a driveway and a garage complete with pitched roof, power and lighting.

Offered for sale with no onward chain, this superb home is ready to move straight into and early viewing is highly recommended

Chichester District Council - 26/27 Tax Band C -  
£2,162.73 EPC-B



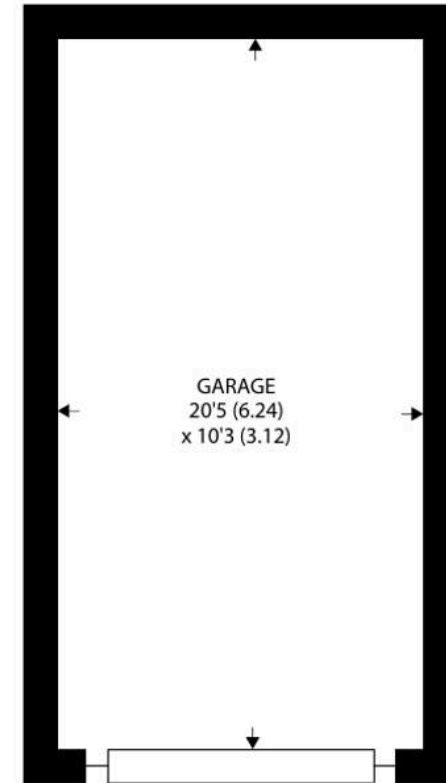




GROUND FLOOR



FIRST FLOOR



NOT SHOWN IN ACTUAL LOCATION

Approximate Area = 726 sq ft / 67.4 sq m  
 Garage = 227 sq ft / 21 sq m  
 Total = 953 sq ft / 88.5 sq m

For identification only - Not to scale



**Location** – Pynham Crescent is located in the village of Hambrook between Chichester and Emsworth. The village benefits from a local convenience store, popular pubs, restaurants and Nutbourne railway station is approximately half a mile distant. The renowned coastal villages of Bosham and Emsworth are situated only a few miles away, whilst Chichester Harbour offers excellent walking, sailing and cycling opportunities whilst beaches at West Wittering offer further water sports. The cathedral city of Chichester offers excellent high street shopping, many fashionable restaurants, cafes and bars and the Festival Theatre. Goodwood is famous for its many event days including the world renowned Festival of Speed and Goodwood Revival for motor racing enthusiasts and a season of horse racing including Qatar Goodwood Festival. The area is a paradise for wildlife enthusiasts, with beautiful walks and cycle tracks over the South Downs and around the harbour.

**Directions** – From Chichester proceed west along the A259 passing through the villages of Fishbourne and Bosham. On reaching Chidham turn right into Broad Road, proceed over the level crossing. Take the fourth turning on the left into Pynham Crescent and the property is a short distance along on the left. What3words.com – tanked.stress.dries

**Agents Note** - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

To arrange a viewing call 01243 533377 view details online at [henryadams.co.uk](http://henryadams.co.uk)

