



2 Oakford Park, Halnaker, PO18 0BF

Guide Price £480,000



## 2 Oakford Park, Halnaker

- Modern house offering character and practical living
- Sitting room/dining area
- Kitchen/breakfast room
- Cloakroom
- Principal bedroom with en-suite
- Two further bedrooms
- Bathroom/WC
- Driveway and garage
- South/east facing garden
- No chain

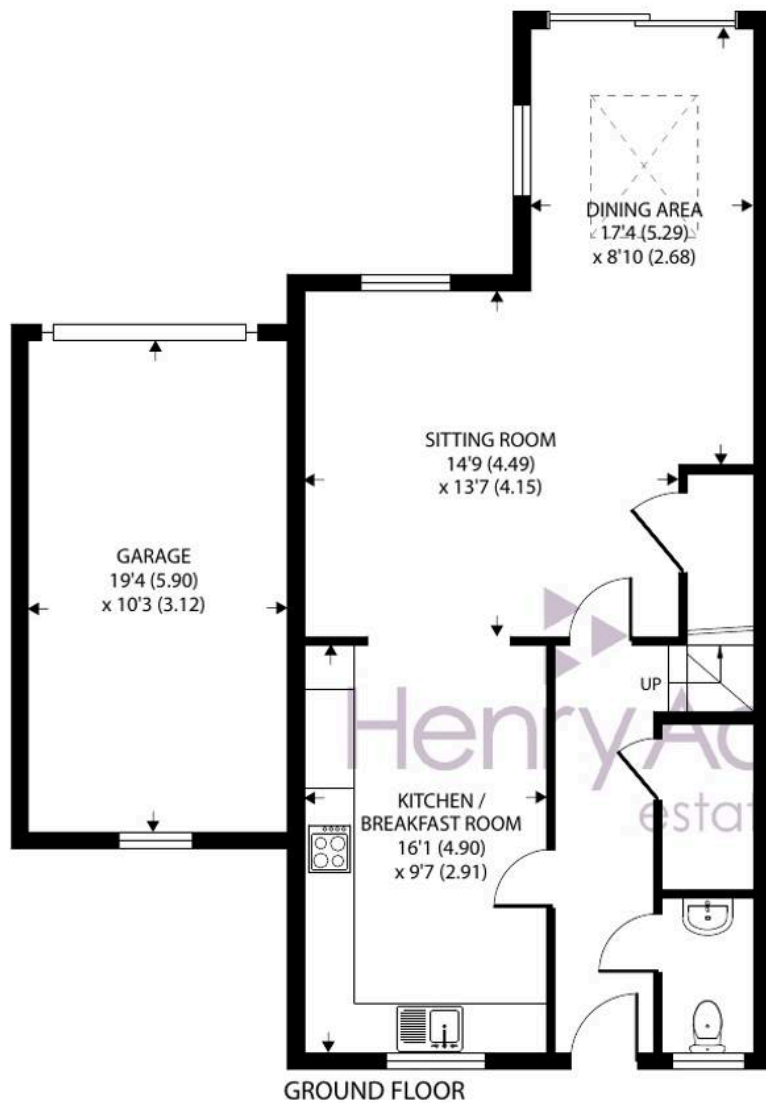
Located in the picturesque hamlet of Halnaker, just three miles or so from historic Chichester, this beautifully presented home blends classic Sussex flint charm with modern living. Built by Oakford Homes in 2012, the property sits on the periphery of an exclusive development surrounded by countryside.

The stylish interior features a welcoming hallway, a sleek open-plan kitchen/breakfast room with quartz worktops and integrated appliances and a bright sitting/dining room with a feature fireplace and a lantern roof in the dining area that floods the space with light. Glazed doors open to the landscaped rear garden, creating an ideal indoor-outdoor flow. A cloakroom and two storage cupboards complete the ground floor. Upstairs, the principal bedroom enjoys garden views, built-in wardrobes and en-suite facility. Two further bedrooms with leafy outlooks share a modern bathroom.

Outside, the home offers a charming front garden, a private rear garden with lawn and patio and an adjoining garage with power, lighting and electric door. Driveway parking and a covered walkway to the front add convenience. This is a wonderful opportunity to own a stylish, low-maintenance home in a peaceful village setting. Offered with no onward chain.







Approximate Area = 1151 sq ft / 106.9 sq m  
Garage = 198 sq ft / 18.3 sq m  
Total = 1349 sq ft / 125.2 sq m

For identification only - Not to scale



**Location** - Within the hamlet of Halnaker there is the Anglesey Arms public house and Tinwood Estate Vineyard offering tours and wine tasting, lodges and private dining. Local amenities can be found in the neighbouring villages of Boxgrove and Tangmere. Nearby 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 the Qatar Goodwood Festival. The Cathedral city of Chichester offers excellent high street shopping, many fashionable restaurants, cafes and bars, Festival Theatre and a mainline station to London Victoria. There are excellent sailing facilities around Chichester Harbour and water sports from the beaches at West Wittering. The area is a paradise for wildlife enthusiasts, with beautiful walks and cycle tracks over the South Downs and around the harbour.

Chichester District Council - 25/26 Tax Band D £2,363.45 EPC-C  
Estate Charge - £37.35 per month

**Directions** - Proceed east out of Chichester along the A27 taking the first exit signposted to Halnaker & Petworth (A285). On entering Halnaker, pass the crossroads and The Anglesey Arms on the right and then pass the next turning on the right into Tinwood Lane (signposted Tinwood Vineyard). Oakford Park is the next turning on the right and number 2 is on the left. what3words - hurt.originate.across

**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)

