Jutland House, Kiln Drive, Hambrook, Chichester, PO18

Approximate Area = 478 sq ft / 44.4 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: 1400327

1 North Street Arcade, Portsmouth, Hampshire, PO9 1PX
t: 02392 482147

FOR SALE

Offers In Excess Of £150,000

Kiln Drive, Chichester PO18 8FW

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HIGHLIGHTS

- GROUNDFLOOR FLAT
- ONE DOUBLE BEDROOM
- MODERN DECOR THROUGHOUT
- DUAL ASPECT WINDOWS
- FLOODED WITH NATURAL LIGHT
- COMMUNAL GARDEN
- BIKE STORAGE
- TWO ALLOCATED PARKING SPACES
- LEASE LENGTH 122 YEARS
- WALKING DISTANCE TO TRAIN STATION

Nestled in the charming area of Hambrook, Chichester, this delightful one-bedroom ground floor flat on Kiln Drive offers a perfect blend of modern living and rural tranquillity. Just a short stroll from the local train station and bus stops, this property is ideally situated for those who appreciate convenience alongside a peaceful lifestyle.

The flat, which is only 4 to 5 years old, boasts a contemporary decor that enhances its appeal. Upon entering, you will find a spacious lounge that invites natural light, creating a warm and welcoming atmosphere. The well-proportioned double bedroom provides a comfortable retreat, while the modern kitchen and bathroom cater to all your daily needs.

One of the standout features of this property is the two allocated parking spaces, a rare find in such a desirable location. Additionally, residents can enjoy the benefits of a communal garden, perfect for relaxing outdoors, as well as dedicated bike and bin storage for added convenience.

Surrounded by picturesque fields, this flat offers a serene rural feel while still being within easy reach of local amenities. Whether you are a first-time buyer or looking to downsize, this property presents an excellent opportunity to embrace a comfortable lifestyle in a beautiful setting. Don't miss the chance to make this charming flat your new home.

Call today to arrange a viewing
02392 482147
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PROPERTY INFORMATION

ENTRANCE

LOUNGE
16'11" x 9'11" (5.18 x 3.04)

KITCHEN
9'11" x 6'5" (3.03 x 1.97)

BATHROOM
6'5" x 5'5" (1.97 x 1.67)

BEDROOM
11'2" x 11'1" (3.41 x 3.39)

ANTI MONEY LAUNDERING HAVANT
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

CHICHESTER DISTRICT COUNCIL.
Chichester District Council. : BAND B £1,345.48

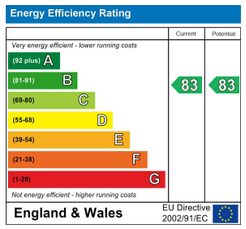
LEASEHOLD FURTHER INFORMATION
Lease Length: Years Ground Rent: Service Charge:
Please note that Bernard's Estate Agents have not checked or verified the lease terms or the service charge/ground rent costs. The information provided above has been provided to us from the Seller. Your solicitor will check all of the above during the conveyancing process and you should only rely on information provided by them when making the final decision as to whether to buy any leasehold property.

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
Leasehold



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