



**Bell & Blake**  
SALES & LETTINGS

Fishbourne Road East, Chichester, West Sussex, PO19 3HS

Asking Price £950,000



## 21 Fishbourne Road East, Chichester, West Sussex, PO19 3HS



3



4



2



- Stunning extended detached character property
- Sought after location around 1km from the city centre and Chichester harbour
- Insulated outbuilding suitable for gym, office, studio and more.
- 4 Well proportioned bedrooms (Master with stylish ensuite)
- Contemporary family bathroom
- 'L' shaped kitchen dining family room with Neff and Bosch appliances, a quooker tap and quartz worktop
- Study, utility room, downstairs WC and integral garage and large driveway
- Triple aspect sitting room with marble fireplace
- NO FORWARD CHAIN

This stunning extended character property is situated on a generous plot, with both the city centre and Chichester harbour around 1km away. The large South facing rear garden offers a great level of seclusion and tranquility. Within Bishop Luffa catchment area.

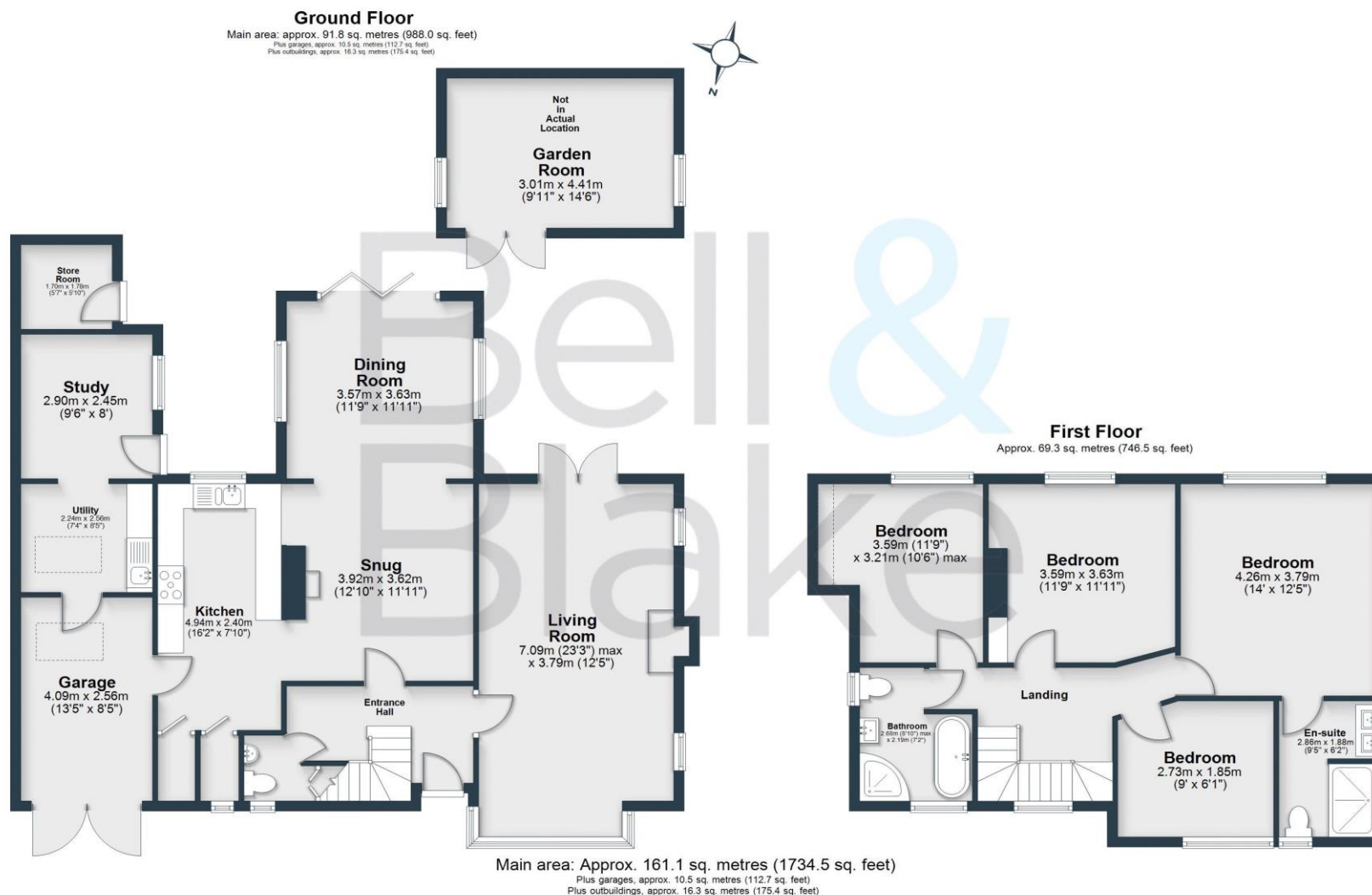
The property boasts 4 well proportioned bedrooms (Principal bedroom with stylish ensuite shower room) and a contemporary family bathroom to the first floor. To the ground floor, there is a triple aspect sitting room with marble fireplace, a semi-open plan Kitchen Dining Family Room with Neff and Bosch appliances, Quooker tap, quartz worktop and vaulted ceiling and bi-fold door in the dining area, entrance hall, downstairs cloakroom, study, utility room and integral garage. Solar panels generating approx £1800 pa from feed in tariff

To the front of the property there is a large driveway providing off road parking and turning space for multiple vehicles, to the rear of the property there is a secluded South facing rear garden with a fantastic insulated outbuilding with power, living roof and cedar shingles, this space is perfect for an office, studio, home gym or similar.

Council Tax Band: F



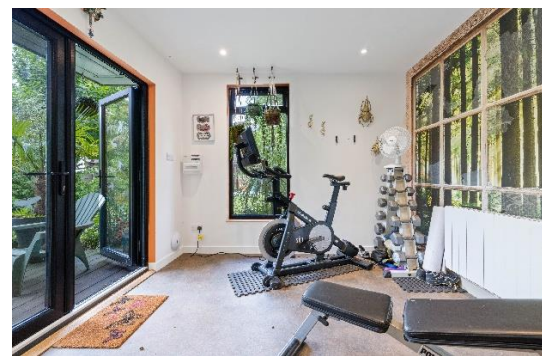




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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	71	74
EU Directive 2002/91/EC		
www.epc4u.com		

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