

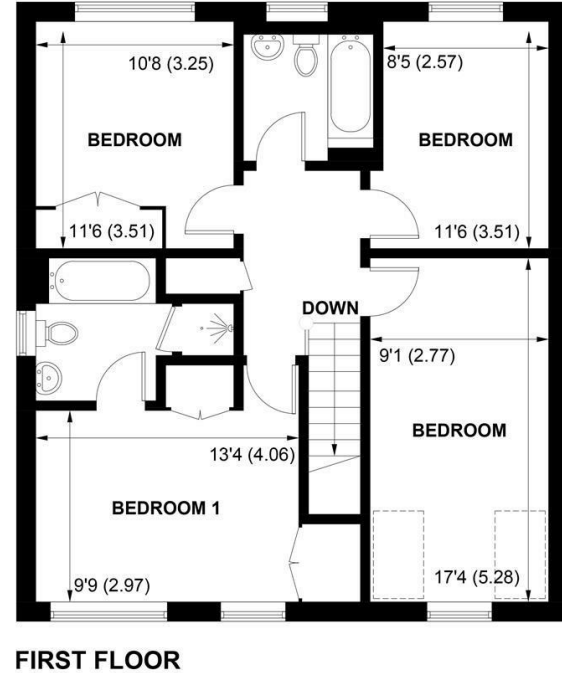
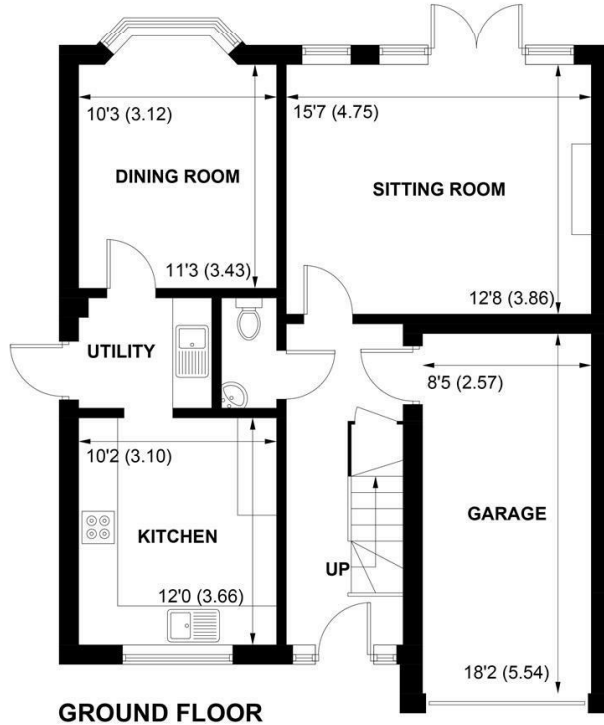
SW

Sims Williams



37, CASPIAN CLOSE, FISHBOURNE, WEST SUSSEX, PO18 8AY





**APPROXIMATE GROSS INTERNAL AREA = 1556 SQ FT / 144.6 SQ M
(INCLUDING GARAGE)**

**NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2024 ©
Produced for Sims Williams**

£625,000 Freehold

37, CASPIAN CLOSE,
FISHBOURNE,
WEST SUSSEX, PO18 8AY

- Spacious Detached House
- Fitted Kitchen/Breakfast Room
- Sitting Room
- Separate Dining Room
- Utility Room & Cloakroom
- 4 Double Bedrooms
- Family Bathroom & En Suite
- Enclosed Rear Garden
- Garage & Off-Road Parking

EPC RATING

Current = C

Potential = B

COUNCIL TAX BAND

Band = F

This well-appointed detached residence occupies a secluded cul-de-sac location in the popular village of Fishbourne, lying just 2 miles west of Chichester.

Amenities include good bus services, train station servicing the south coast, primary school, public houses, not to mention the renowned Fishbourne Roman Palace.

The property is extremely well presented throughout and comprises welcoming entrance hall with stairs to the first floor and door to kitchen/breakfast room, which is fitted with a range of modern units with integrated appliances, electric oven and gas hob. There is a separate utility room with space and plumbing for washing machine.

The dining room opens onto the spacious sitting room, which has French doors opening onto the rear garden. The downstairs cloakroom completes the ground floor accommodation.

To the first floor there are 4 double bedrooms, with en suite to bedroom 1 and further family bathroom.

Outside there is off-road parking in front of the garage. The generous rear garden is part to lawn, with paved patio area and a useful timber shed.

There is an estate management charge of £300 per annum.

Disclaimer...

As the seller's agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property or issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.

Directions...

From Chichester, proceed west on the A259. Continue into the village of Fishbourne and after passing the Bull's Head public house on the left, turn right into Salthill Road. Continue over the railway line and towards the top, where you turn left into Clay Lane. Caspian Close is then on the left hand side after a short distance.



