

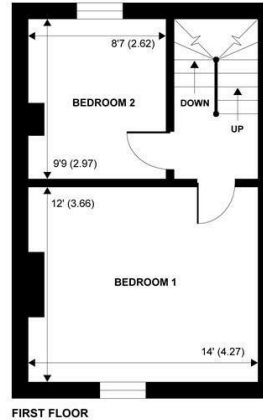
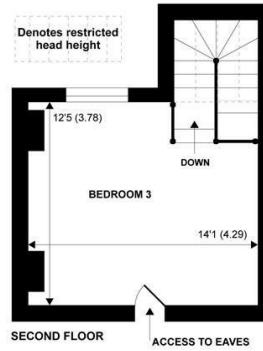
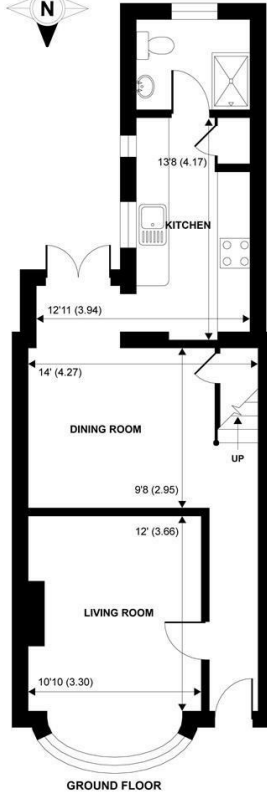
SW

Sims Williams



93, FISHBOURNE ROAD WEST, CHICHESTER, WEST SUSSEX, PO19 3JJ





APPROX. GROSS INTERNAL FLOOR AREA 944 SQ FT 92.3 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)
NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2017®

£380,000 Freehold

93, FISHBOURNE ROAD WEST,
CHICHESTER,
WEST SUSSEX, PO19 3JJ

- Charming Character Cottage
- Favoured Village Location
- Sitting Room With Log Burner
- Attractive Dining Room
- Stylish Kitchen With Appliances
- Downstairs Shower Room
- Three Bedrooms
- Delightful Rear Garden
- Beautifully Presented Throughout

EPC RATING

Current = E

Potential = B

COUNCIL TAX BAND

Band = C

A charming character cottage, located within the ever-popular village of Fishbourne, lying less than 2 miles west of Chichester. Fishbourne has excellent travel links, with easy access to the A27, a frequent bus service and train station, both servicing the south coast.

The property is beautifully presented throughout and retains a wealth of period touches. From the entrance hall a door opens onto the sitting room, with bay window and feature fireplace with log burner.

The dining room is a good size, with French doors opening onto the rear garden.

The stylish kitchen which is fitted with a range of modern gloss units and solid wood work surfaces. There is a double oven, induction hob with extractor over and space and plumbing for further appliances.

The part-tiled ground floor shower room consists of double shower cubicle, wash basin and WC.

To the first floor there are 2 bedrooms, with built-in wardrobes to bedroom 1. A further, restricted head height staircase leads to bedroom 3, with far-reaching views across to Chichester.

Outside, the front garden is mainly to lawn with pretty border planting. A particular feature is the charming rear garden, part to lawn with paved terrace, well-stocked borders, timber summerhouse and further outside area for entertaining.

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 relating to title or other legal 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 along the A259 and upon entering the the village of Fishbourne, you will see the property on the left hand side, before you reach the turning to Mill Lane and the Bull's Head public house.



