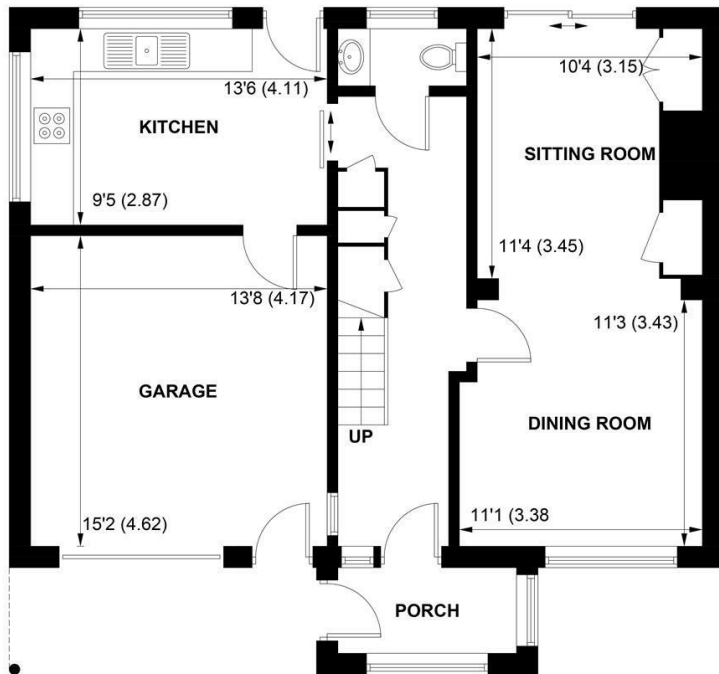




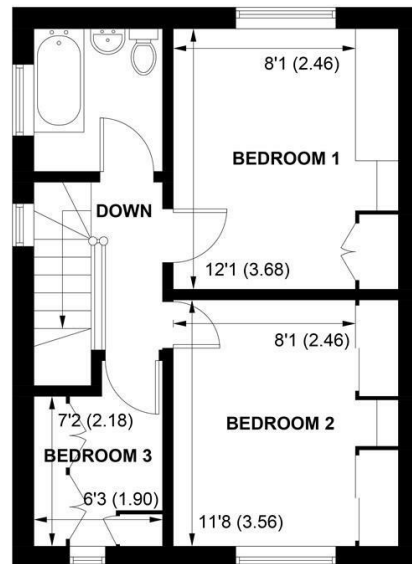
Sims Williams



56 DEESIDE AVENUE, FISHBOURNE, WEST SUSSEX, PO19 3QG



GROUND FLOOR



FIRST FLOOR

**APPROXIMATE GROSS INTERNAL AREA = 1179 SQ FT / 109.5 SQ M
(INCLUDING GARAGE)**

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

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£360,000 Freehold

56, DEESIDE AVENUE,
FISHBOURNE,
WEST SUSSEX, PO19 3QG

- Semi-Detached House
- Popular Village Location
- No Onward Chain
- Sitting / Dining Room
- Fitted Kitchen
- 3 Bedrooms
- Bathroom & Cloakroom
- Front & Rear Gardens
- Garage & Off-Road Parking

EPC RATING

Current = D
Potential = B

COUNCIL TAX BAND

Band = D

Offered for sale with no onward chain is this semi-detached property, in a popular location within Fishbourne village. Amenities including train station, primary school and public houses are within easy walking distance.

The property would benefit from some updating and comprises entrance porch leading to hall with stairs to the first floor. The double aspect sitting / dining room is a good size, with patio doors opening onto the rear garden.

The kitchen is fitted with a range of units, with electric oven and hob and space and plumbing for further appliances. A downstairs cloakroom completes the ground floor accommodation.

To the first floor there are 3 bedrooms, each with fitted cupboards. The bathroom consists of bath, wash basin and WC.

The spacious front garden provides off-road parking in front of the garage. There is an area of lawn with established planting.

The south-westerly garden is nicely secluded, with hedging to one side. Mainly to lawn, there is an area of patio and borders housing mature plants and shrubs.

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 the Fishbourne roundabout, take the A259 exit onto Fishbourne Road West. Follow the road along and turn right into Salthill Road. Cross over the train line and Deeside Avenue is the next turning on the right. The property will be found on the right hand side.

