



42 Barker Close, Fishbourne, PO18 8BJ

£575,000 Freehold



4 Bedrooms



1 Bathroom



2 Reception Rooms

*Sw*

Sims Williams



## Key Features

- Detached House
- Hall & Cloakroom
- Fitted Kitchen
- 2 Reception Rooms
- Conservatory
- 4 Bedrooms & Bathroom
- South Easterly Rear Gardens
- Double Garage & Parking
- No Forward Chain

## EPC Rating

Current = D

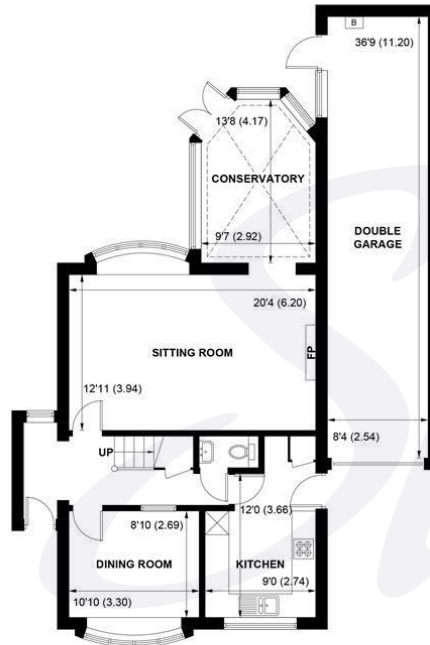
Potential = C

## Council Tax Band

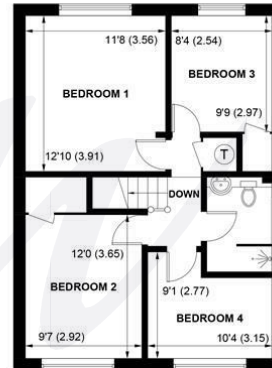
Band = F

## Tenure - Freehold





GROUND FLOOR



GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA = 1334 SQ FT / 123.9 SQ M

DOUBLE GARAGE = 309 SQ FT / 28.7 SQ M

TOTAL = 1643 SQ FT / 152.6 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2025 ©

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#### CHICHESTER

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#### WALBERTON

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#### ARUNDEL

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#### BOGNOR REGIS

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Viewing Strictly by arrangement via the vendor's agent Sims Williams 01243 787868. These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.