



Main Road, Fishbourne, Chichester, West Sussex, PO18 8AU

GUIDE PRICE £325,000 - £350,000

- An Impressive Three Double Bedroom Maisonette
- Separate Kitchen Diner
- Private Street Entrance With Porch
- Prime Fishbourne Location

- Driveway & Garage
- Enclosed Private Rear Paved Garden
- Excellent Local Schools Nearby
- Share Of Freehold With Long Lease



Nestled in the picturesque village of Fishbourne, Chichester, this stunning three-bedroom maisonette offers a perfect blend of comfort, style, and convenience. Boasting a well-designed layout, this property is a true gem for those seeking a modern living space in a serene location.

Upon entering, you are welcomed by a light and airy atmosphere that permeates throughout the home. The property is well presented, featuring bespoke shutters that add a touch of sophistication and privacy to each room.

The private entrance leads into a charming porch area, setting the tone for the inviting interior. As you enter this maisonette features a modern fitted kitchen/diner, perfect for culinary enthusiasts and family gatherings. Bedroom three is located off the kitchen, a versatile space with double doors leading out to the private patio garden, offering the perfect spot for relaxation or entertaining.

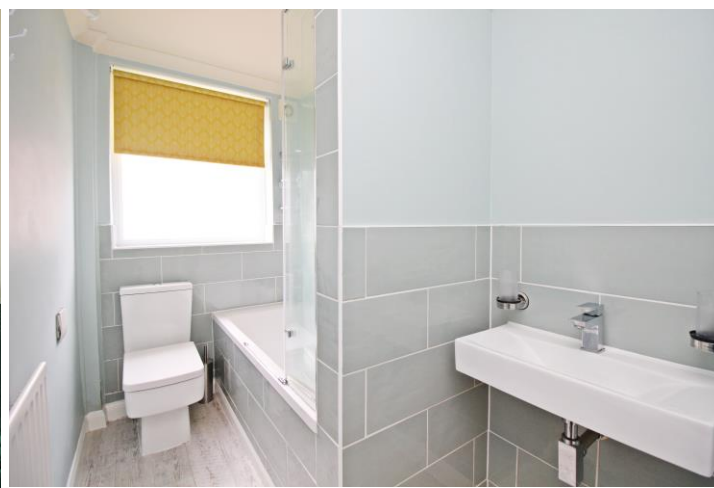
Through the large open kitchen space and into the hallway providing separation between the remaining rooms, the separate living room is a cosy haven, with French doors opening out to the expansive patio garden, creating a seamless indoor-outdoor living experience.

The spacious bedrooms cater to both comfort and practicality. The large master bedroom offers ample space for free-standing furniture or the possibility of built-in wardrobes, ensuring plenty of storage options. The second bedroom mirrors this size and storage capacity, providing a comfortable retreat for residents.

Finally, the modern fitted bathroom is directly adjacent to the living room offering a modern neutral suite with a bath, rainfall shower overhead, button flush toilet and wall hung wash hand basin with mixer tap ideally fitted to service both bedrooms close by.

The property includes a garage for storage or cars plus a parking space, ensuring convenience and security for its residents. Moreover, the property offers a share of freehold with a long lease, providing stability and investment potential.

Situated between the charming towns of Chichester and Bosham, residents can enjoy the tranquil surroundings of the South Downs and green open spaces. The location also offers easy access to top local schools, a variety of restaurants, and entertainment options. With the A27 and Fishbourne train station nearby, commuting and exploring the surrounding areas is convenient and hassle-free. This property is a perfect blend of comfort, style, and convenience, offering a wonderful opportunity for modern living in a sought-after location. Viewings come highly recommended.





## Accommodation

### GROUND FLOOR

PORCH

KITCHEN/DINER  
14' 0" x 11' 07" (4.27m x 3.53m)

BEDROOM THREE  
13' 0" x 10' 03" (3.96m x 3.12m)

EN SUITE BATHROOM

LOUNGE  
14' 03" x 11' 10" (4.34m x 3.61m)

BEDROOM ONE  
15' 07" x 11' 03" (4.75m x 3.43m)

BEDROOM TWO  
15' 07" x 11' 03" (4.75m x 3.43m)

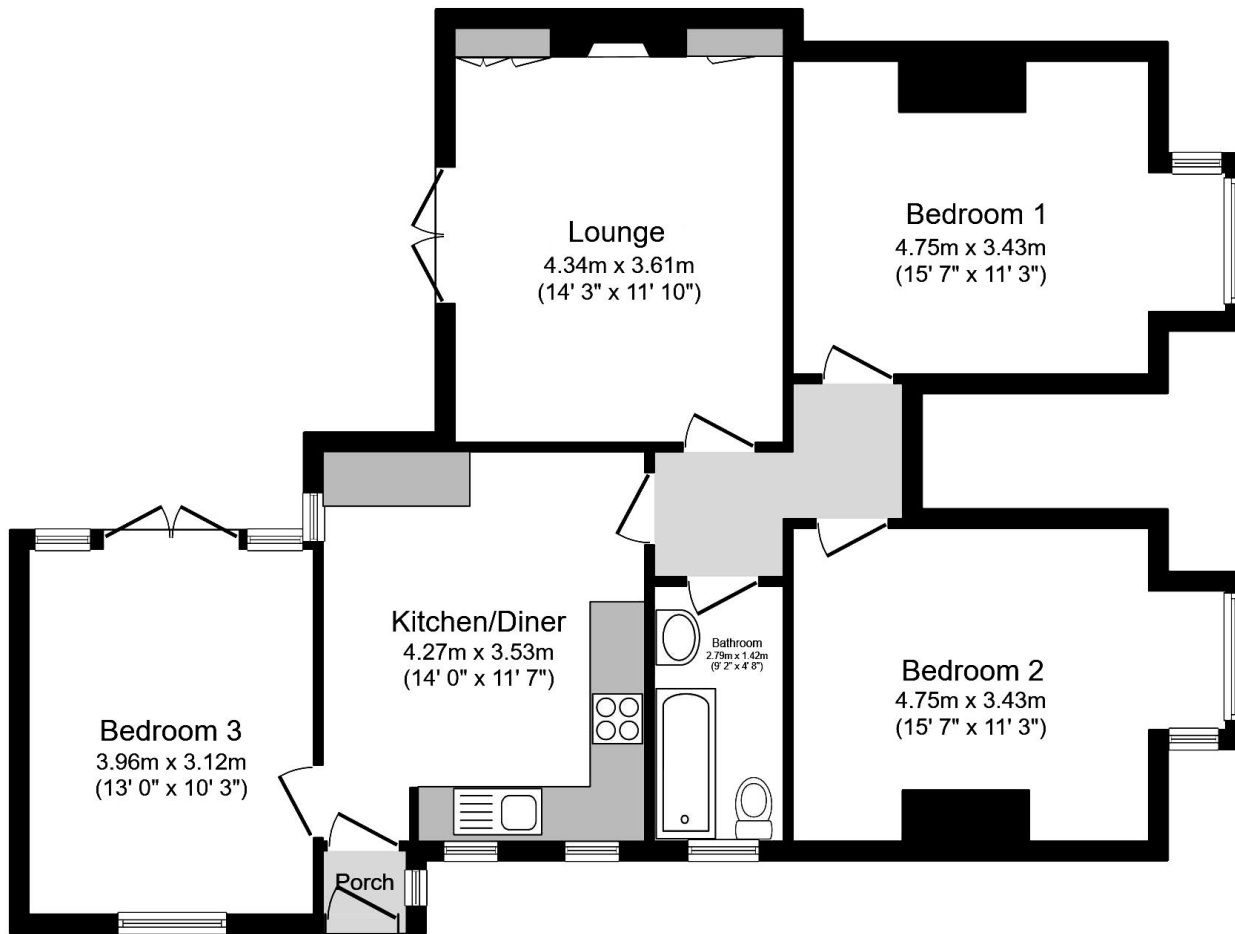
BATHROOM  
9' 02" x 4' 08" (2.79m x 1.42m)

### OUTSIDE

COMMUNAL DRIVEWAY

GARAGE

REAR PATIO GARDEN



**Floor Plan**

Total floor area 84.2 sq.m. (906 sq.ft.) approx

**Picture this...**

This is the ideal property to come home to after a long day! Relaxing in your private rear garden whilst enjoying a few drinks in the sun...could there be a better way to switch off?

Why not take a short drive into town and really soak up Chichester's cosmopolitan atmosphere by exploring the wide range of bars, restaurants and shops on offer. This City really is known for its entertainment and lifestyle.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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