



## Mosse Gardens, Fishbourne, Chichester, PO19 3PG

- An Impressive Three Double Bedroom End Of Terrace Family Home
- Modern Separate Fitted Kitchen
- Private Sunny Rear Garden
- Prime Fishbourne Location

## OFFERS IN EXCESS OF £350,000

- Two Allocated Parking Spaces
- Immaculately Presented Throughout
- PP Granted For Four Bedroom Two Bath
- No Onward Chain



Welcome to this charming and spacious three double bedroom end of terrace home, perfectly located in the sought-after area of Mosse Gardens, Fishbourne. This property offers versatility and convenience with two entrances—one through the front courtyard, and the other to the side/rear, adjacent to one of the two private allocated parking spaces.

Entering through the rear entrance, you'll find yourself in the sunny, well-maintained rear garden, an ideal space for relaxation and entertainment. The garden features a raised decked area, a central lawn, vibrant flower beds, and a small patio—perfect for summer BBQs, children's play areas, or simply soaking up the sun.

Step inside through the back door to discover a modern, stylish kitchen, fitted with ample cupboard and base unit storage. The kitchen includes an electric oven and provides space for a washing machine, dishwasher, and a large freestanding fridge freezer. There's also room for a good size breakfast table, making this kitchen both practical and inviting. Just around the corner, a ground floor W/C adds extra convenience.

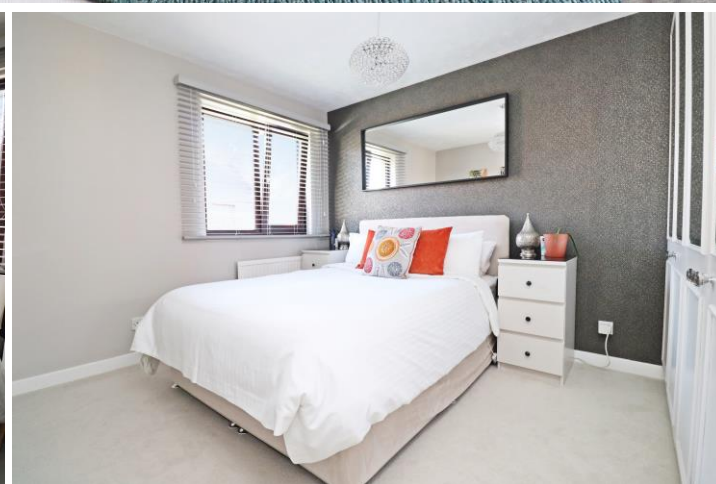
The spacious sitting room is bright and welcoming, with plush cream carpets in superb condition underfoot. The room is perfect for family living, with sliding doors that open onto the decked area, offering a seamless indoor-outdoor flow. Tucked in the corner is a charming kite-winding staircase leading to the first floor.

Upstairs, you'll find three well-proportioned bedrooms, each large enough to comfortably accommodate double beds and all offering a variety of fitted wardrobes; providing plenty of space for family living or guests. The family bathroom, located between the bedrooms, features a modern grey suite, including a acrylic bath and a stylish button-flush toilet.

A standout feature of this home is the two allocated parking spaces, making parking outside your front door hassle-free. Furthermore, the property comes with approved planning permission to extend the ground floor into the garden, allowing the creation of a spacious kitchen-diner with a skylight and double doors opening onto the garden. The existing kitchen could then be converted into a nursery, home office, or guest bedroom with its own private shower room. Plans are available upon request from the estate agent.

Situated in an excellent location, this home is close to top-rated schools, supermarkets, Bosham Harbour, and Fishbourne train station with direct links to London and Gatwick.

Easy access to the A259 also makes commuting straightforward, enhancing the appeal of this fantastic family home.



# Accommodation

## GROUND FLOOR

PORCH

KITCHEN  
12'2 x 9'2 (3.71m x 2.79m)

SITTING ROOM  
15'7 x 11'11 (4.75m x 3.63m)

W/C

## FIRST FLOOR

BEDROOM 1  
11'11 x 9'1 (3.63m x 2.77m)

BEDROOM 2  
11'11 x 8'3 (3.63m x 2.51m)

BEDROOM 3  
12'0 x 8'3 (3.66 x 2.51)

BATHROOM  
8'8 x 4'7 (2.64m x 1.40m)

## OUTSIDE

SUNNY REAR GARDEN

TWO ALLOCATED PARKING SPACES



Proposed Ground Floor Plan at 1:100 scale



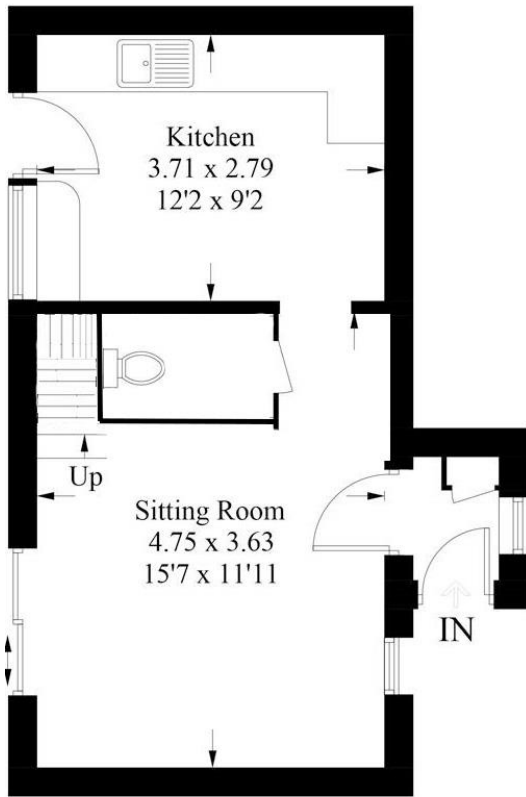
Proposed First Floor Plan at 1:100 scale



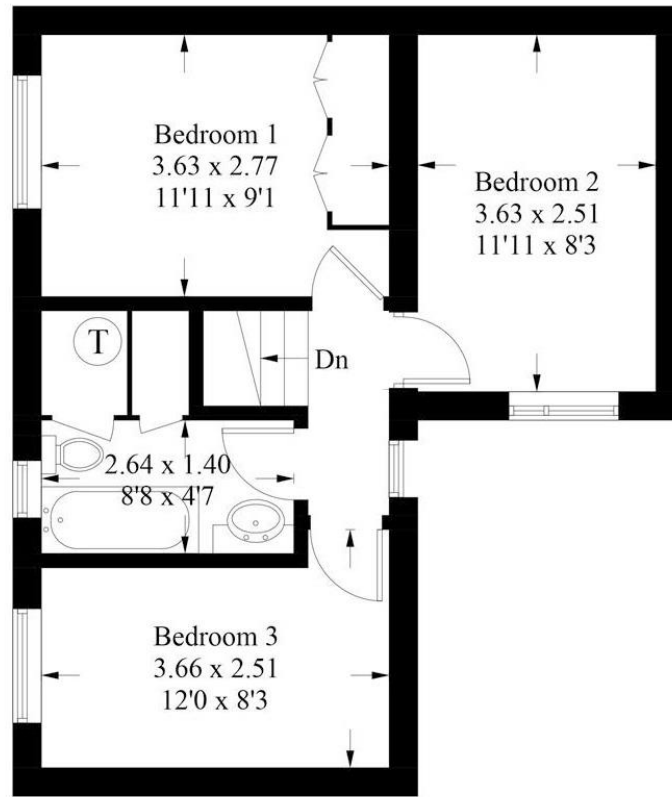
Approximate Gross Internal Area  
House = 68.7 sq m / 739 sq ft



**Picture this...**



**Ground Floor**



**First Floor**

These plans are for illustration purposes only as defined by RICS - Code of Measuring Practice. Not to scale.

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

Alternatively, just imagine taking a short stroll along the road and you're on Bosham Harbour, treat yourself to a couple of drinks in the sun or a 99 Flake whilst walking along the waterfront.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 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 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