

CHARLES PECK

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The Old Pump House, 2b Blackboy Court, Main Road, Fishbourne, PO18 8XX £449,950

An attractive and beautifully presented 3 bedroom, Grade II listed mid-terraced cottage, which forms part of a conversion of an old coaching inn, with the benefit of a two bay carport, located centrally within the village of Fishbourne.

NO ONWARD CHAIN

Entrance hall | Living room | Kitchen | Downstairs WC | Three bedrooms | En suite bathroom | Walk-in wardrobe | Bathroom | Two bay carport

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Location

The popular semi-rural village of Fishbourne is situated some two miles west of the Cathedral City of Chichester and some two miles south of the renowned Goodwood Estate which sits within the rolling foothills of The South Downs National Park. Fishbourne's location at the top of Chichester Harbour, within walking distance of the foreshore means the village is popular with sailors and water sports enthusiasts and there are a number of sailing clubs in the area, notably at Bosham, Dell Quay and Itchenor. Fishbourne has a great community and amenities such as two public houses, a church, village hall, children's pre-school and a primary school and there are miles of footpaths running through the village and along the harbours pretty foreshore.

Accommodation

The light and beautifully presented accommodation is arranged over three floors and features under floor heating and character features throughout. As you enter on the ground floor there is an entrance hall which leads to a large sitting/dining room with a ground floor cloakroom located just off this space. To the rear there is a modern fitted kitchen/breakfast room with access out to a communal courtyard. On the first floor there are two double bedrooms, both complete with sinks and built-in wardrobes and there is a modern family bathroom. On the second floor lies an en-suite master bedroom, again complete with sink and velux window with a study/nursery completing the second floor.

Entrance hall

Sitting room 19'5 x 13'6 (5.92m x 4.11m)

Downstairs WC 4'5 x 3'0 (1.35m x 0.91m)

Kitchen 16'10 x 8'5 (5.13m x 2.57m)

First floor landing

Bedroom two 14'0 x 10'9 (4.27m x 3.28m)

Bedroom three 15'0 x 9'7 (4.57m x 2.92m)

Bathroom 7'8 x 4'9 (2.34m x 1.45m)

Second floor landing

Bedroom one 13'0 x 12'9 (3.96m x 3.89m)

En suite bathroom 6'9 x 6'0 (2.06m x 1.83m)



Walk-in wardrobe 7'0 x 6'9 (2.13m x 2.06m)

Outside

The development of Blackboy Court is gated with vehicular access via an electric automatic gate. Within the gated area the property has a two bay brick-built carport.

Tenure

Freehold

Council tax band

E

General remarks

To view please telephone us on 01243 816666 to make an appointment.

Note

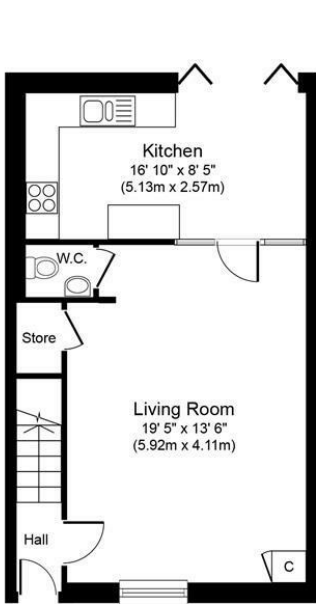
We have not tested any systems or appliances and no warranty as to condition or suitability is confirmed or implied. All measurements are approximate.

Our services

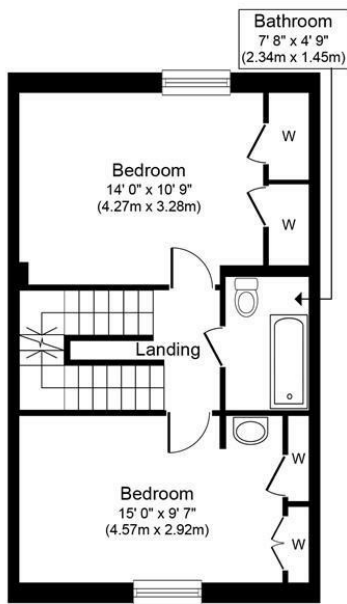
If you would like advice to the value of your house or independent mortgage advice, please contact us on 01243 816666.



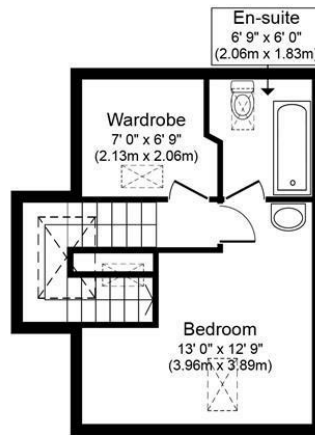
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B		76	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



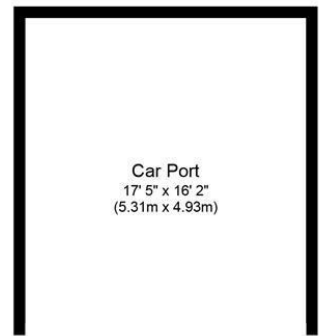
Ground Floor
Approximate Floor Area
471 sq.ft.
(43.7 sq.m.)



First Floor
Approximate Floor Area
469 sq.ft.
(43.6 sq.m.)



Second Floor
Approximate Floor Area
286 sq.ft.
(26.6 sq.m.)



Outbuilding
Approximate Floor Area
284 sq.ft.
(26.4 sq.m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.