

# CHARLES PECK

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## **1 Tanglewood, Fishbourne, Chichester, PO19 3FA** **Guide Price £560,000**

A modern detached eco chalet style house with a garage and ample driveway parking located on a bespoke close of three dwellings, within the semi-rural village of Fishbourne some two miles west of the Cathedral City of Chichester.

**NO ONWARD CHAIN**

**Entrance hall | Living/Dining room | Kitchen | Three bedrooms | Bathroom |  
Shower room | South facing garden | Double garage | Driveway**

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## Location

Tanglewood is a small close centrally located within the popular village of Fishbourne and sitting within the Chichester Harbour area, some two miles west of the city itself. The harbours pretty foreshore is only a short walk away. Fishbourne Meadows, lying at the start of the harbour and within the village is a particular area of note, popular with walkers and bird watchers. The village has plenty of local amenities such as a church, popular primary school, children's nursery, rail station and two public houses. There is also The Fishbourne Centre, a well know community hub that has a bar and hall area and next to the centre is Fishbourne Tennis Club and playing fields. To the west is the sailing village of Bosham with its popular sailing club and quay and to the north lie the rolling foothills of The South Downs National Park and within the renowned Goodwood Estate.



## Accommodation

Constructed by Flavia Homes, the property was designed to maximise floorspace while encouraging an eco friendly approach. Original features that help with the properties eco rating include triple glazed windows, new Vaillant boiler (installed April 2023), thermaskirt heated skirtings in all rooms, mechanical ventilation with heat recover system, underfloor electric heating in bathrooms, warm roof construction and 100mm cavity wall insulation. The well-proportioned accommodation is arranged over two floors and to rear has a southerly facing aspect. On the ground floor there is a good sized entrance hall with a bathroom and double bedroom located off this space. A south facing and spacious sitting/dining room flows into a modern Sylvarna kitchen and completes the ground floor. The kitchen benefits from an American style fridge freezer, quartz work surfaces, Neff appliances, Quooker hot water tap, ceramic hob, modern oven and waste disposal unit and dishwasher. On the first floor, off landing there are two double bedrooms, both with ample built in storage and a Jack and Jill bathroom. The latter giving en-suite facilities to the master bedroom. Its important to note, there is a great amount of under eve storage on the first floor.



## Entrance hall

Living/Dining room 27'7 x 17'5 (8.41m x 5.31m)

Kitchen 13'1 x 8'10 (3.99m x 2.69m)

Bedroom one 11'10 x 11'10 (3.61m x 3.61m)

Bathroom 9'2 x 5'11 (2.79m x 1.80m)

## Landing

Bedroom two 17'5 x 11'6 (5.31m x 3.51m)

Bedroom three 17'3 x 9'1 (5.26m x 2.77m)

## Shower room

## Outside

There is an L-shaped, south facing garden which runs along the south and east elevations and is mainly laid to lawn with a terrace and a side gate for access. To the front there is ample driveway parking and a double garage with up and over door.

## 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.

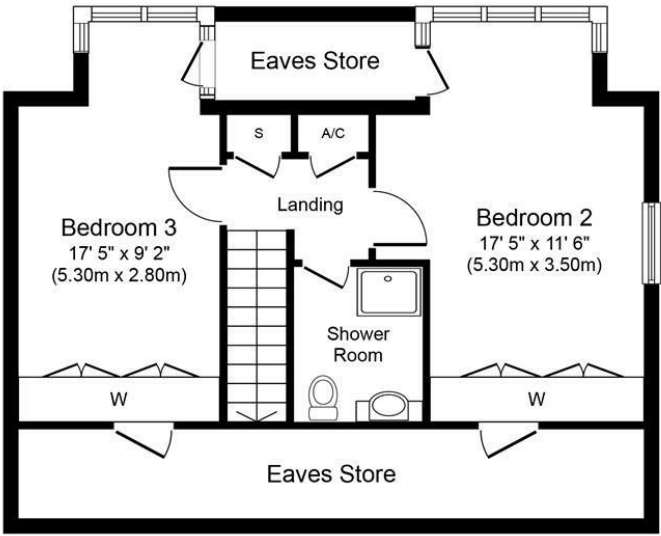


**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>85</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



**Ground Floor**  
**Approximate Floor Area**  
**897 sq.ft.**  
**(83.3 sq.m.)**



**First Floor**  
**Approximate Floor Area**  
**583 sq. ft.**  
**(54.1 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.