

CHARLES PECK

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30 Deeside Avenue, Chichester, PO19 3QF
Guide Price £550,000

A light and updated detached chalet bungalow with a large garden, carport and ample driveway parking, set on a no through road within the popular village of Fishbourne.

Entrance hall | Kitchen/Sitting room/Dining area | Utility room | Four bedrooms |
Bathroom | Shower room | Gas central heating | Double glazing

Mature gardens | Workshop/Shed | Driveway | Car port

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Location

Deeside Avenue is a leafy and green residential no through road located centrally within the semi-rural village of Fishbourne situated some two miles west of The Cathedral City of Chichester. Fishbourne has a plenty of local amenities which include two public houses, a train station, primary school and children's preschool. The Fishbourne centre is a popular community hub and offers a bar and village hall. Bordering the village to the south is Chichester Harbour, accessed from the village via Fishbourne Meadows which is a popular area with walkers and bird watches. The calm waters of the harbour attract many water sports enthusiasts and sailors throughout the year with the sailing hubs of Bosham and Dell Quay both located nearby. To the north of Fishbourne are the rolling foothills of The South Downs National Park and within the popular Goodwood Estate.



Accommodation

The light and spacious accommodation is arranged over two floors. As you enter on the ground floor there is good size entrance hall which leads nicely to two ground floor, multi aspect bedrooms, snug/bedroom and a modern family bathroom. The main focal point of the ground floor is a spacious, 20ft sitting/dining room, complete with a stunning and large, south facing bay window. A modern fitted kitchen, located just off this space and a useful utility/boot room complete the ground floor. On the first floor, the current owners have created a large master-bedroom, complete with double doors opening to a Juliet balcony which in turn overlooks the garden. A newly created shower room and easily accessible loft space complete the first floor. The loft space could easily be converted to extra first floor accommodation if required.

Entrance hall

Kitchen/Sitting room/Dining area 20'4 x 19'2 (6.20m x 5.84m)

Utility room 13'9 x 6'11 (4.19m x 2.11m)

Snug/Bedroom four 10'0 x 8'10 (3.05m x 2.69m)



Bedroom two 12'2 x 10'3 (3.71m x 3.12m)

Bedroom three 13'6 x 8'9 (4.11m x 2.67m)

Bathroom

Landing

Bedroom one 15'7 x 11'11 (4.75m x 3.63m)

Shower room

Outside

A real feature is the mature garden, which surrounds the property and is mainly laid to lawn and features pretty floral beds and mature shrubs planted throughout. There is hard standing for a hot tub, a terrace and a good sized carport with secure storage workshop/shed attached. To the front of the carport there is ample driveway parking, accessed from behind the property via an electric gate.

Car port 16'8 x 10'2 (5.08m x 3.10m)

Workshop/Shed 10'0 x 10'0 (3.05m x 3.05m)

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			
(81-91) B			
(69-80) C		74	77
(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 	

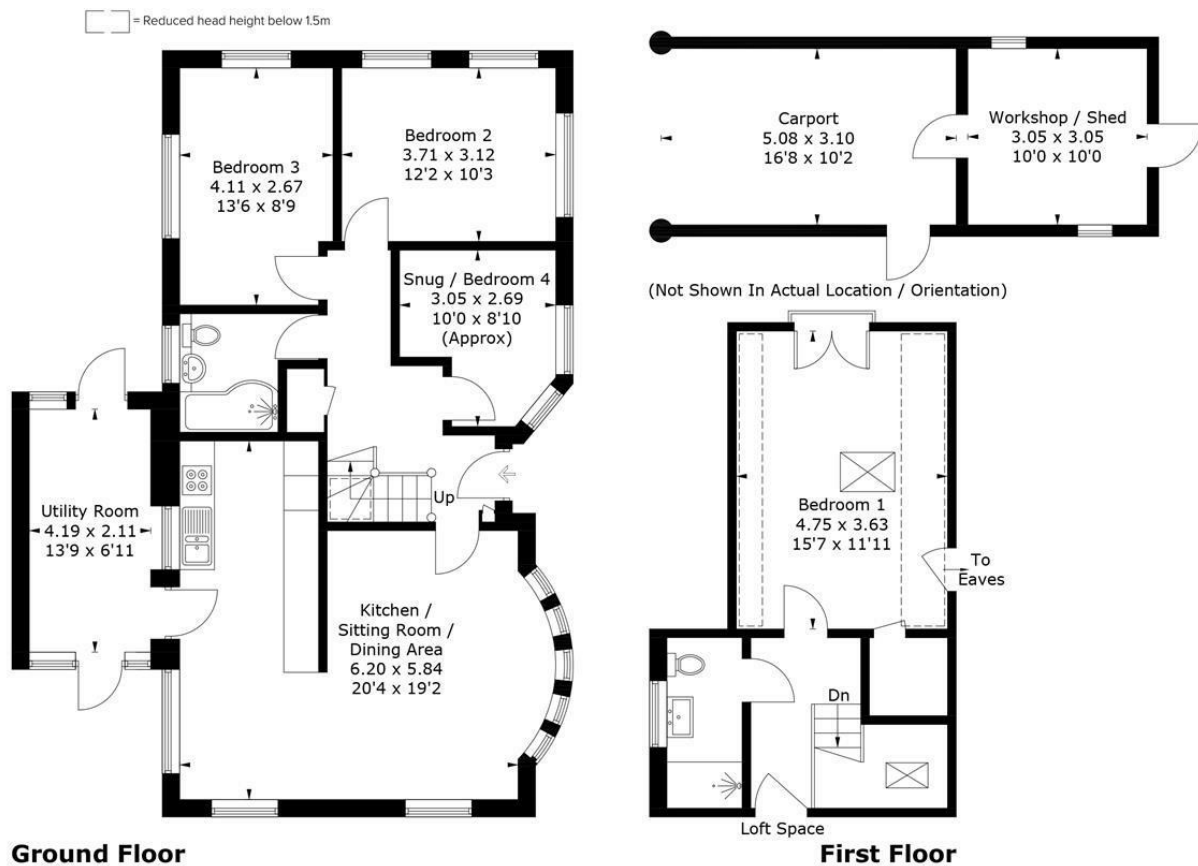
Deeside Avenue, PO19

Approximate Gross Internal Area = 123.4 sq m / 1328 sq ft

Workshop / Shed = 9.4 sq m / 101 sq ft

Total = 132.8 sq m / 1429 sq ft

(Excluding Carport)



PRODUCED BY CHARLES PECK

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. (ID1103450)