

CHARLES PECK

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3 Senator Gardens, Chichester, PO19 3RL **Guide Price £285,000**

A well-proportioned three bedroom terraced home with an enclosed rear garden and allocated parking.

NO ONWARD CHAIN

Entrance hall | Sitting room | Dining room | Kitchen | WC | Three bedrooms | Bathroom | Gas central heating | Double glazing

Rear garden | Allocated parking

17 Southgate | Chichester | West Sussex | PO19 1ES

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Location

Fishbourne situated some two miles west of The Cathedral City of Chichester. Fishbourne has 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

On the ground floor there is an entrance hall which leads to a south facing sitting room, a fitted kitchen with access into the garden and a dining room also with garden access. A useful cloakroom completes the ground floor. On the first floor there are three bedrooms and a family bathroom.

Entrance hall

Sitting room 12;8 x 10'2 (3.66m;2.44m x 3.10m)

Dining room 12'7 x 8'3 (3.84m x 2.51m)

Kitchen 9'3 x 7'10 (2.82m x 2.39m)

WC

Landing

Bedroom one 14'0 x 9'9 (4.27m x 2.97m)

Bedroom two 11'3 x 9'8 (3.43m x 2.95m)

Bedroom three 9'5 x 7'8 (2.87m x 2.34m)

Bathroom



Outside

To the rear there is an enclosed garden which is mainly laid to lawn and has a shed for storage. There is parking allocated for 2 vehicles in the spaces at the front of the house.

Council tax band

D

Tenure

The property is freehold.

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

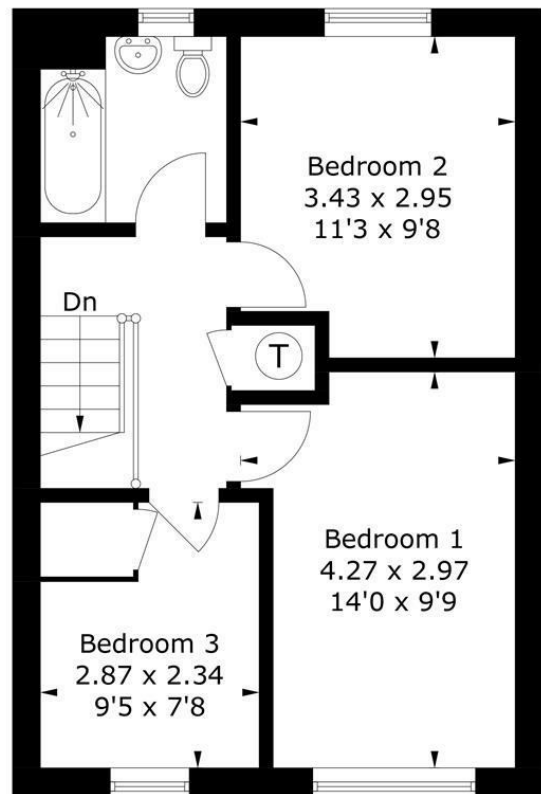
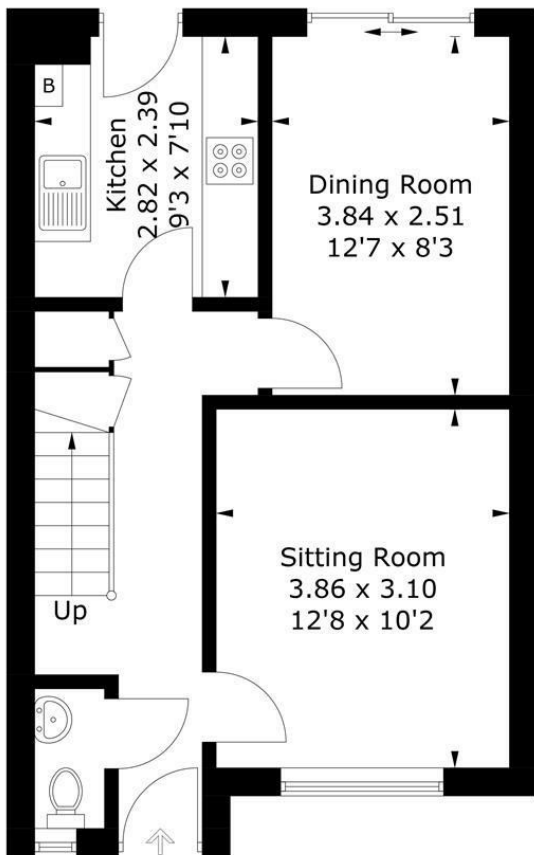
If you would like advice to the value of your house or independent mortgage advice, please contact us on 01243 816666.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C	74		
(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	

Senator Gardens, PO19

Approximate Gross Internal Area = 81.8 sq m / 880 sq ft



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. (ID1115934)