

# CHARLES PECK

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## **74 Blackboy Lane, Fishbourne, PO18 8BH** **Guide Price £595,000**

A light and well-proportioned detached family home offering enormous potential and with the benefit of a large rear garden and a garage.

**NO ONWARD CHAIN**

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

Large mature gardens | Garage | Driveway

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## Location

Blackboy Lane is located 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 accommodation is in need of updating but offers enormous potential and is light, spacious and to the front looks out over farmland. Enter via a storm porch and on the ground floor there is a good sized entrance hall which leads to a west facing sitting room (complete with wood burner) and beyond into a fitted kitchen. Off the kitchen lies a utility room and a ground floor cloakroom. A dining room (again with wood burning stove) and a large part brick, part upvc conservatory complete the ground floor. On the first floor, off a landing there are three spacious double bedrooms and a large family bathroom. Important to note that the current accommodation has great potential to extend (subject to planning).



## Entrance hall

Sitting room 14'0 x 12'0 (4.27m x 3.66m)

Dining room 13'6 x 8'8 (4.11m x 2.64m)

Conservatory 9'4 x 8'9 (2.84m x 2.67m)

Kitchen 9'9 x 9'8 (2.97m x 2.95m)



## Utility

## WC

## Landing

Bedroom one 14'7 x 12'0 (4.45m x 3.66m)

Bedroom two 13'6 x 8'7 (4.11m x 2.62m)

Bedroom three 9'10 x 9'6 (3.00m x 2.90m)

## Bathroom

## Outside

To the rear there is a large, mature garden which is mainly laid to lawn and has fruit trees and mature shrubs dotted throughout along with a number of small storage sheds. There is also a large terrace and a single garage with up and over door with a driveway running from the garage down one side of the property. To the front the driveway extends to a vehicular entrance off Blackboy Lane and there is a small lawned area with a paved path leading to the front door.

Garage 17'4 x 8'4 (5.28m x 2.54m)

## 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.




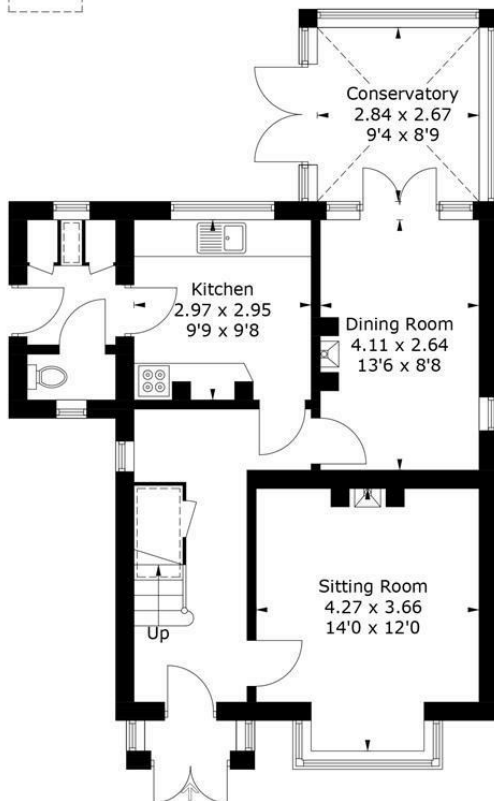
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			99
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		52	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	

## Blackboy Lane, PO18

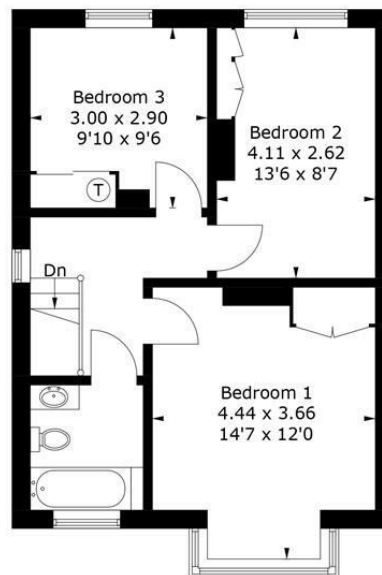
Approximate Gross Internal Area = 107.5 sq m / 1157 sq ft  
 Garage = 13.5 sq m / 145 sq ft  
 Total = 121.0 sq m / 1302 sq ft



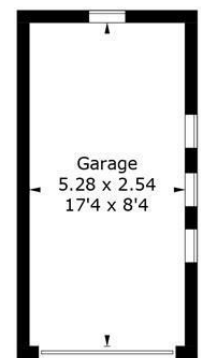
 = Reduced headroom below 1.5m / 5'0



**Ground Floor**



**First Floor**



(Not Shown In Actual Location / Orientation)

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. (ID1101539)