



82 FISHBOURNE LANE

FISHBOURNE, PO33 4EU

£600,000
FREEHOLD

A 4 bedroom chalet bungalow with DOWNSTAIRS BEDROOM EN-SUITE. Set in the most stunning location this home is a must to view. Lovely gardens, good size accommodation and a short walk to BEACH, ABBEY, PUB, YACHT CLUB and ferry.

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82 FISHBOURNE LANE

- 4 bedroom detached home • Fabulous location • Garage and ample parking • Downstairs en-suite bedroom



The accommodation with approximate measurements

Door to

Large entrance hallway

Radiator. Stairs to first floor. Door to garage. Doors to :

Lounge / Diner 7.62m x 3.63m (25'0" x 11'11")

Secondary double glazed window to front aspect. Window to side aspect. Double glazed sliding patio doors to rear aspect. Exposed floor boards. Two radiators. Serving hatch to kitchen. Fitted gas fire.

Kitchen / Diner 6.74x 3.23 (22'1"x 10'7")

Fully fitted modern kitchen with matching wall, base and drawer units. Larder units. . Two feature circular stainless steel sinks with mixer tap. Tiled splash back. Space for free standing slim line dishwasher. Fitted electric hob. Eye level electric oven and grill. Double glazed window to rear aspect. Radiator. Additional feature stainless steel radiator. Tiled flooring.

WC

Double glazed window to side aspect. Low level WC. Hand basin. Radiator.

Bedroom 5.91 x 3.09. (max) (19'4" x 10'1". (max))

Double glazed window to rear aspect. Radiator. Door to:

En-suite

Double glazed window to side aspect. Low level WC. Hand basin. Shower cubicle.

Stairs to first floor

Landing

Storage cupboard. Double glazed window to front aspect. Doors to:

Bedroom 4.05 x 4.94 (13'3" x 16'2")

Doubles glazed windows to front and rear aspects. Built in wardrobes. Storage into eaves. Hand basin. Additional wardrobes with sliding doors. Radiator.

Bedroom 3.65 x 2.40 (11'11" x 7'10")

Double glazed window to side aspect. Velux window. Storage into eaves. Built in wardrobe. Radiator.

Bedroom 3.64 x 2.19 (11'11" x 7'2")

Double glazed window to rear aspect. Radiator.

Bathroom

Double glazed window to rear aspect. Bath with shower over. Low level WC. Hand basin. Radiator.

Outside

Rear Mainly laid to lawn. Mature hedging and trees. Large shed / workspace with power and light . Greenhouse.

Front. Mainly laid to lawn. Large drive way.

Garage: 5.07 x 2.67 up and over door. Electric and

light. Double glazed window to side aspect. Wall hung Vaillant boiler. Consumer unit. Space and plumbing for washing machine.

Additional information

EPC: band "C"

Council tax band : "F"

Please note the property has suffered previously from "minor subsidence" to the far left hand

corner of the property. (certificate of adequacy is in place and is fully insured)



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GROUND FLOOR
1052 sq.ft. (97.7 sq.m.) approx.



1ST FLOOR
485 sq.ft. (45.1 sq.m.) approx.



TOTAL FLOOR AREA : 1538 sq.ft. (142.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements