



3 Blakeney Close, Fishbourne, PO19 3JY

Guide Price £695,000

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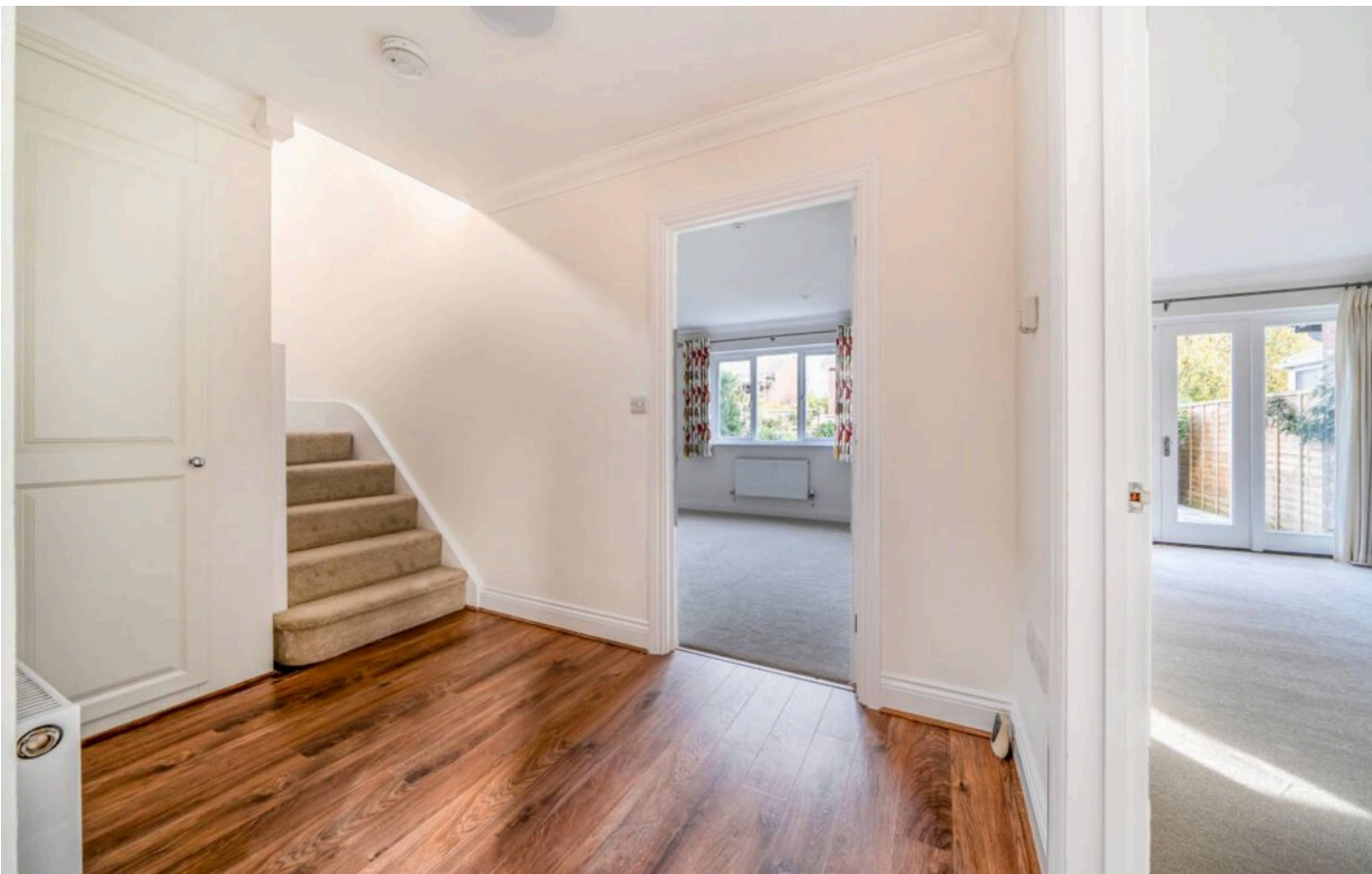
An impressively presented coastal home in an exclusive barn style development, just moments from Chichester Harbour.

- One of just four individual homes
- Versatile accommodation
- Much sought after location just a few minutes' walk from the harbour
- Dual aspect sitting room and kitchen/breakfast room
- Family room/ground floor bedroom four
- Cloakroom with potential to create shower
- En-suite principal bedroom
- Attractive garden
- Driveway and carport
- No onward chain

Forming part of a select and exclusive barn style development of just four individual homes built in 2006, this attractive attached house combines modern comfort with timeless style. Impressively presented throughout, the property has been freshly decorated by the current owners and fitted with new carpets, offering a home that is ready to move straight into.

Set to the south of the village, the house enjoys a peaceful and private position within a quiet no-through close, creating a safe and tranquil environment. The location is particularly appealing for those who enjoy the outdoors, with wonderful scenic walks around Chichester Harbour just a few steps away, offering the perfect setting for leisurely strolls, dog walking or simply enjoying the changing tides and birdlife that make the area so special.





Inside, the property offers well-proportioned and flexible accommodation that can adapt to a variety of lifestyles. A welcoming entrance hall sets the tone, with access to a cloakroom, which could be enhanced to include a shower if desired. The bright and airy dual aspect sitting room is a lovely focal point, featuring a stylish fireplace surround and plenty of natural light throughout the day. This space provides a comfortable setting for both relaxation and entertaining.

A separate family room offers great flexibility, ideal as a snug, home office, playroom or additional bedroom if required. The classic Shaker-style kitchen breakfast room is another highlight of the home, beautifully presented and designed for everyday practicality. Enjoying a dual aspect, it features an excellent range of fitted units and quality appliances, including a Neff double oven, five-burner Neff gas hob, AEG dishwasher and a Samsung plumbed-in fridge-freezer. The adjoining utility room provides space for laundry appliances, helping to keep the main kitchen area clear and uncluttered.

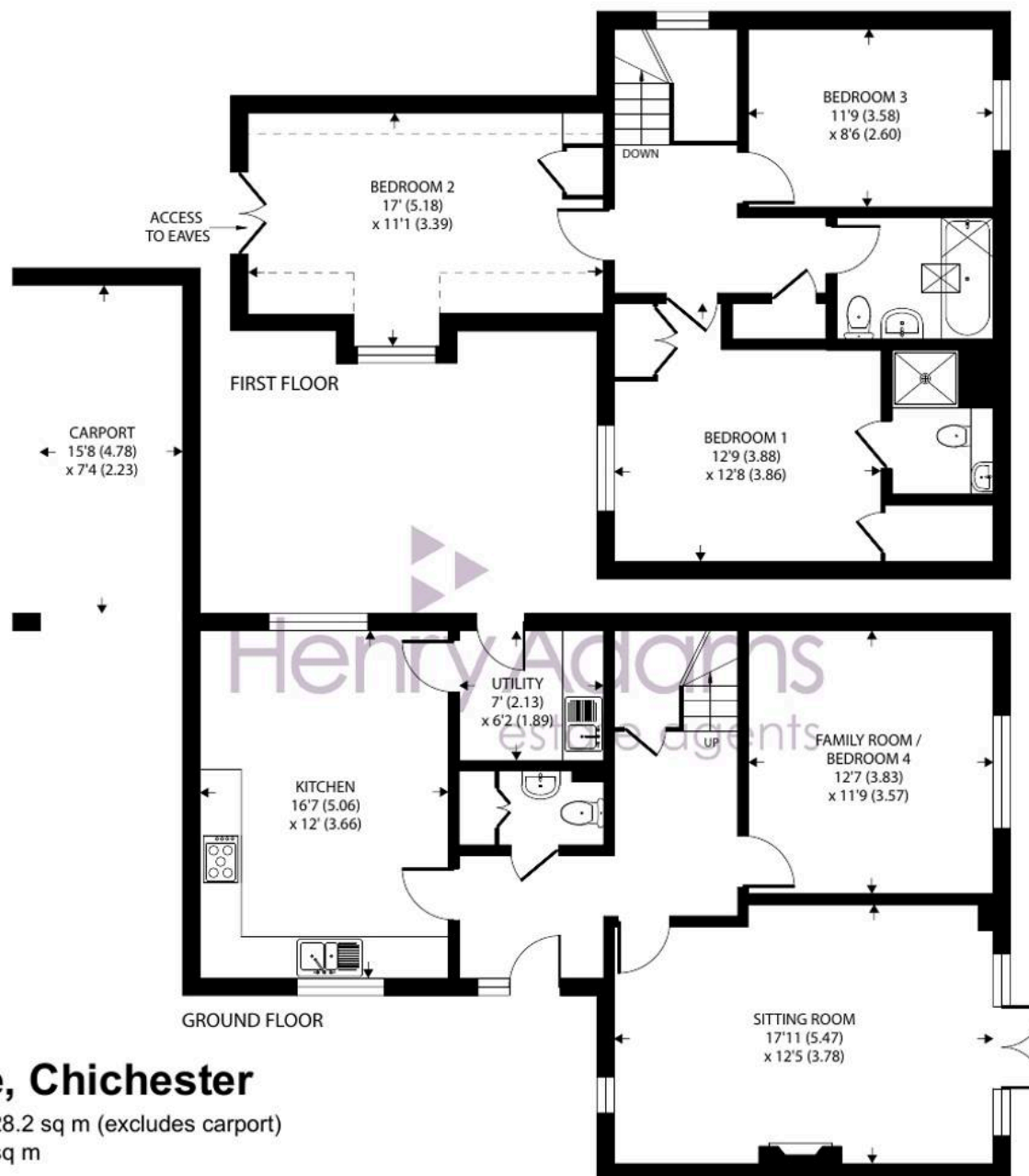
Upstairs, the three well-proportioned bedrooms are light and comfortable, all decorated in soft neutral tones to create a calm and restful atmosphere. The principal bedroom is a particular feature, offering a generous layout with a deep walk-in wardrobe and a stylish en-suite shower room. The family bathroom serves the remaining bedrooms, providing a clean and contemporary space with a bath with shower over, basin and WC.

Outside, the property continues to impress. To the front, an open-plan garden and gravel driveway lead to an attached carport, providing convenient covered parking. A personal side gate gives access to a side garden area with a useful garden shed, ideal for storage. The pretty rear garden is beautifully arranged, featuring a patio area perfect for outdoor dining or morning coffee, leading onto a well-kept lawn surrounded by mature borders.

This delightful home offers the perfect blend of style, comfort, and location. With its peaceful setting close to the harbour and countryside walks, yet within easy reach of village amenities and nearby Chichester, it represents an exceptional opportunity for those seeking a well-presented and versatile home in a highly desirable coastal area.







3 Blakeney Close, Chichester

Approximate Area = 1381 sq ft / 128.2 sq m (excludes carport)

Limited Use Area(s) = 44 sq ft / 4 sq m

Total = 1425 sq ft / 132.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Henry Adams. REF: 1363796

Location - Nearby is the mill pond along with access to walks around the harbour and across the water meadows to Dell Quay. Within the village of Fishbourne there are playing fields which incorporate a bowling club, eight tennis courts (three flood lit), community centre with bar, cricket pitch, croquet club, children's play area and pre school. There is also a village school, renowned Roman Palace, railway halt and bus links to outlying areas. Fishbourne Creek lies in the upper reaches of Chichester Harbour with its delightful walks and water sports. The cathedral city of Chichester offers excellent high street shopping, many fashionable restaurants cafes and bars, Festival Theatre and a mainline station to London Victoria. Goodwood is located to the north east and is famous for its many event days. There are excellent sailing facilities around Chichester Harbour and water sports from the beaches at West Wittering.

Directions - From Chichester proceed in a westerly direction along the A259 into Fishbourne and at the Bulls Head public house turn left into Mill Lane and left again into Mill Close. Blakeney Close will be seen on the left hand side and the property is in the right hand corner. What3words - forget.squeaking.weeps

Chichester District Council - 25/26 Tax Band E £2,837.80 EPC-C

Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

To arrange a viewing call 01243 533377 view details online at henryadams.co.uk

