



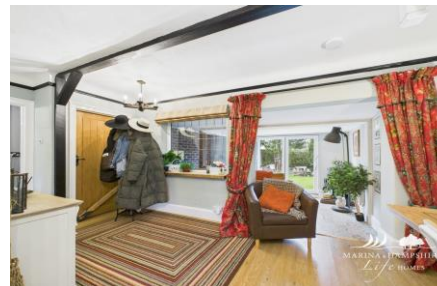
Beaver Close

Fishbourne, Chichester, PO19 3QU

Asking Price Of

£650,000

Detached two bedroom character cottage with separate annexe, situated in Fishbourne, close to the local train station, road networks and the Cathedral City of Chichester. Presented in excellent order throughout - call now to arrange your viewing.



Property Features

- Detached Character Cottage
- Two Bedrooms
- Three Reception Rooms
- Close to Fishbourne Train Station
- Attractive Front and Rear Gardens
- Separate Detached Annexe
- Driveway Parking
- Gas Central Heating
- Off Road Parking
- South Facing to Rear Aspect

OVERVIEW

This delightful two-bedroom cottage with separate annexe, is situated in a small cul-de-sac in Fishbourne. Located just a short distance from the train station and nearby bus stop, plus proximity to the Tesco Superstore. There is also easy access to the A27, and it is convenient to the local primary school and Bishop Luffa secondary school.

From Fishbourne itself, it is only a 10-minute drive into the Cathedral city of Chichester, and you are nearby to Goodwood, Chichester Marina, and the beautiful beaches at East and West Wittering.

ROOM MEASUREMENTS

Entrance Hall to Include Sun Room - 6.89m x 3.82m (22' 7" x 12' 6")

Living Room - 4.32m x 3.26m (14; 2" x 10' 8")

Bathroom - 1.98m x 1.94m (6' 5" x 6' 4")

Dining Room - 4.13m x 4.25m (13' 6" x 13' 11")

Kitchen - 2.94m x 3.51m (9' 7" x 11' 6")

Utility Area - 1.70m x 0.75m (5' 6" x 2' 5")

Bedroom 2 - 2.69m x 2.72m (8' 9" x 8' 11") into eaves

Bedroom 1 -

Cloakroom - 1.29m x 1.12m (4' 2" x 3' 8")

Separate Annex

Lounge/Kitchen Area - 5.82m x 3.75m (19' 1" x 12' 3")

Shower Room - 2.21m x 1.37m (4' 5" x 7' 3")

Bedroom Area - 3.71m x 3.31m (12' 2" x 10' 10")

PROPERTY DESCRIPTION

This charming cottage was constructed 1927 and has lots of character features throughout. The thatch roof was upgraded 8 years ago, and the property is presented in immaculate order throughout.

On entering the property, you come into a large L- shaped hallway, where you will find the stairs to the first floor, built in storage cupboards, doors to the lounge, bathroom and kitchen and an open way through into the sunroom. The sunroom overlooks the South facing rear garden and has a bi fold double glazed door from floor to ceiling, enabling you to sit and enjoy the garden throughout the year. This room has a freestanding gas fire to keep you warm during the Winter months.



The cosy lounge has dual aspect windows to the side and rear of the property and is decorated in dark colour scheme and neutral carpet. To add to the cosy ambience, there is an electric wood burner style fire with surround.

The kitchen is fully fitted with shaker style units and contrasting worktop, with Belling Range Style cooker, and space for appliances.

There is separate utility area with plumbing for washing machine and dishwasher and cupboard housing the boiler. The large dining room has a square leaded bay window overlooking the rear garden with feature fireplace with electric fire, laminate wood flooring, built in storage cupboards and neutral decor.

The family bathroom is fitted with a white suite to include shower bath with thermostatic shower fitted over, wash hand basin inset into vanity unit and low-level WC. There is a double-glazed window and heated towel rail.

Upstairs from the landing you have doors leading to bedrooms one and two. Both bedrooms have French doors that overlook the rear garden with Juliet balconies. The main bedroom has built in wardrobes and a separate WC for your convenience. Please note that the bedrooms are built into the eaves of the property, so there is restricted height in some areas.

To the exterior of the cottage there are front and rear gardens. The front garden has an off-road parking area and is surrounded by hedging to provide privacy. There is a further driveway providing off road parking for the annexe.



The South facing rear garden is fully enclosed and has lawned area with mature trees and shrubs, Summerhouse, storage shed and pond area.

The separate Annexe is currently rented, so would be perfect for an AirBnb or private rental, or for your own use. There is an open plan kitchen/living area, with separate shower room and a mezzanine level bedroom upstairs overlooking the lounge.

The property benefits from gas central heating and leaded light windows with secondary glazing. The French doors and bifold door are double glazed.

Call today to arrange your viewing

MATERIAL INFORMATION

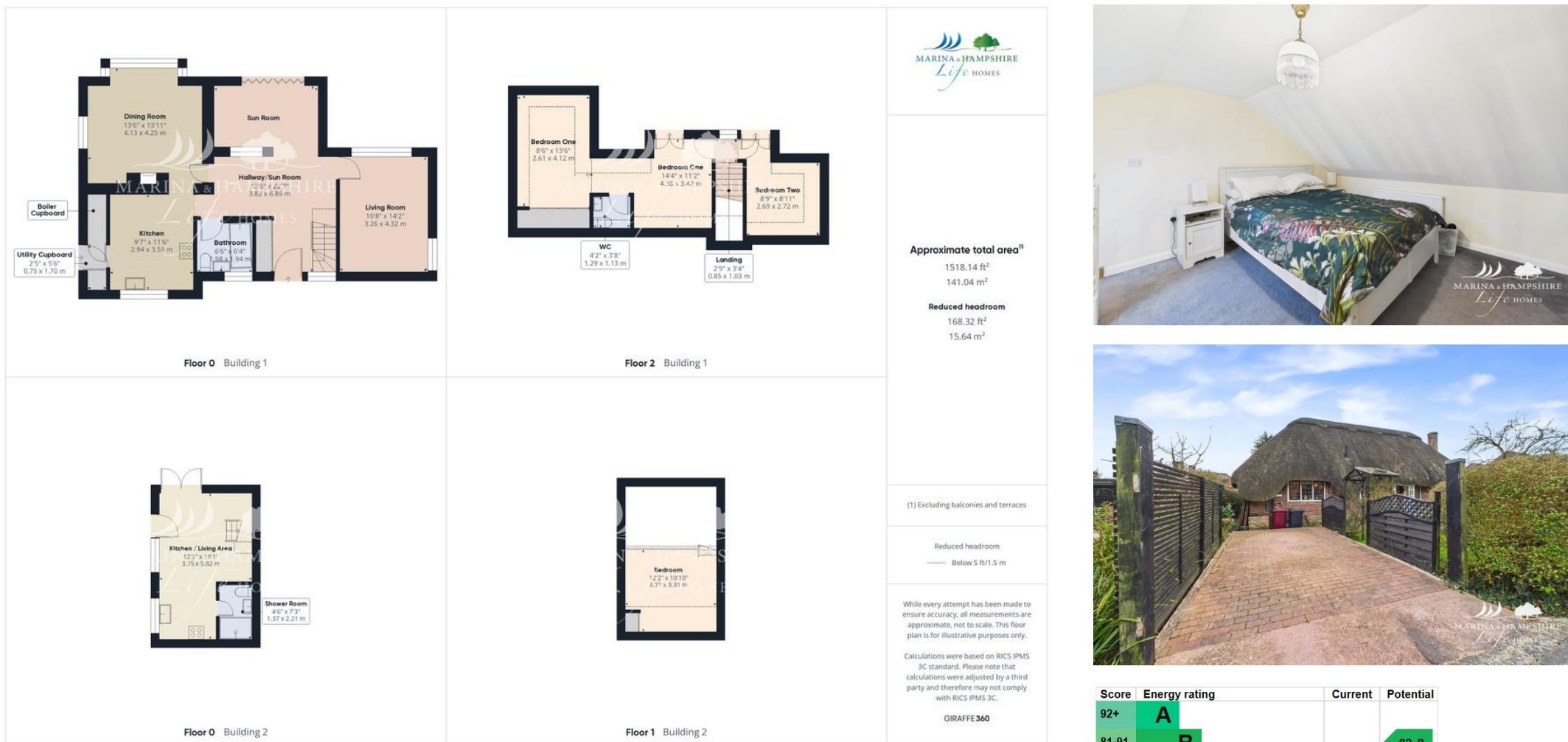
- Price (£) - 650,000
- Tenure – Freehold
- Council tax band (England, Wales and Scotland) – Chichester District Council Band E
- 100% of the ownership of the property being sold
- Mains Water Supply
- Mains Electricity
- Heating - Gas Central Heating
- Broadband - Fibre available
- Parking- Driveway
- Construction- Thatch Roof, brick and brick with cavity wall.
- Mobile Signal/Coverage- ADSL Fibre Checker (openreach.com)
- Restrictions- None
- Flooding – Refer to (GOV.UK (check-long-term-flood-risk.service.gov.uk))
- Accessibility - Accommodation is arranged over 2 floors

VIEWING BY APPOINTMENT ONLY THROUGH HAMPSHIRE LIFE HOMES

All measurements quoted are approximate and are for general guidance only. The fixtures and fittings, services and appliances have not been tested and therefore no guarantee can be given that they are in working order. These particulars are believed to be correct, but their accuracy is not guaranteed and therefore they do not constitute an offer or contract.







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