



Old Toll House, 35 Fishbourne Road East, Chichester, PO19 3HS

Guide Price £475,000

35 Fishbourne Road East, Chichester

A bright and airy period cottage complete with a secluded roof terrace and informal annexe.

- Spacious dual aspect kitchen/family room
- Triple aspect sitting room
- Ground floor cloakroom
- Two first floor bedrooms and family bathroom
- Principal bedroom with en-suite shower room
- Third bedroom on second floor
- Versatile annexe (formerly garage) with bedroom and en-suite
- Double gates providing off-road parking access
- Secluded walled wraparound courtyard garden

A truly charming three-storey period cottage, beautifully arranged to provide bright, versatile and surprisingly spacious accommodation throughout, complemented by a delightful, secluded roof terrace and private courtyard garden.

The heart of the home is the impressive dual-aspect kitchen/family room, thoughtfully designed for both everyday living and entertaining. It features classic shaker-style cabinetry, an electric oven, gas hob with cooker hood, integrated dishwasher and generous worktop space with a breakfast bar peninsula, ideal for casual dining or social gatherings. French doors open onto a covered outdoor area, creating a seamless indoor-outdoor flow.





The triple-aspect sitting room, is bathed in natural light and offering an inviting yet airy living space. French doors open directly onto a secluded, walled wraparound courtyard garden, perfect for al fresco dining, entertaining, or simply enjoying a quiet retreat. The garden also benefits from double doors allowing access for off-road parking, a rare and valuable feature for a property of this type. A convenient ground-floor cloakroom completes this level.

The first floor hosts two well-proportioned bedrooms and a family bathroom. The principal bedroom benefits from its own en-suite shower room, providing a private and comfortable sanctuary.

On the second floor, a further bedroom enjoys a particularly special feature, French doors opening onto a secluded roof terrace.

Beyond this lies a highly adaptable informal annexe (formerly a garage), comprising a bedroom and en-suite shower room. This flexible space is perfectly suited as a home office, guest suite, additional bedroom, or even a self-contained Airbnb-style retreat, offering excellent potential for supplementary income or multi-generational living.

Overall, this characterful home effortlessly combines period charm with modern convenience, offering flexible living spaces both inside and out, making it ideal for families, professionals, or those seeking a unique property with income potential.

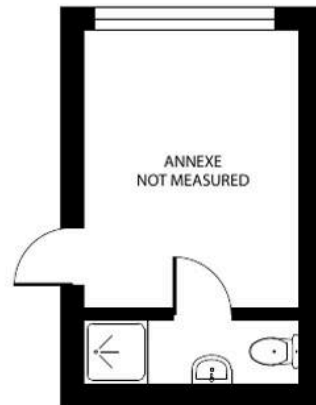
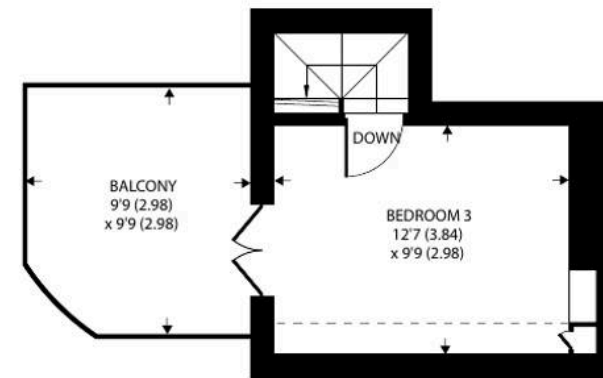
Chichester District Council - 26/27 Tax Band D £2,492.15 EPC-D







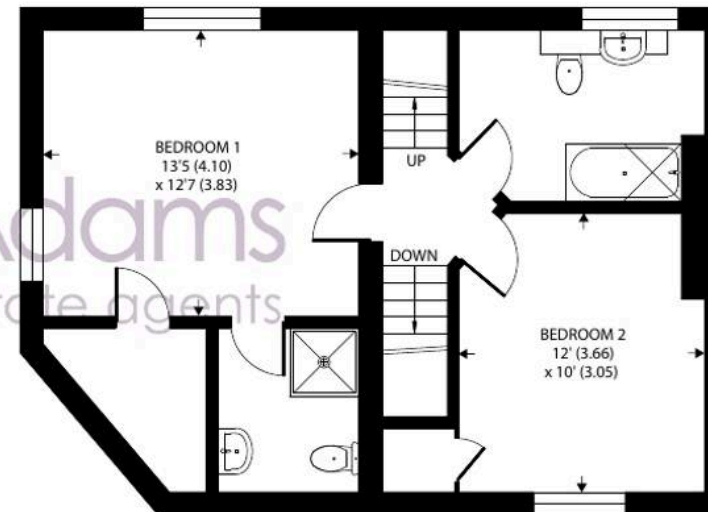
Denotes restricted
head height



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

Approximate Area = 1262 sq ft / 117.2 sq m
Limited Use Area(s) = 19 sq ft / 1.7 sq m
Total = 1281 sq ft / 119 sq m

For identification only - Not to scale



Location - The property is about a mile from Chichester train and bus station and the city centre, whilst also being close to the village of Fishbourne, with the convenience of the nearby Tesco supermarket. 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 famous for its many event days including the world renowned Festival of Speed and Goodwood Revival for motor racing enthusiasts and a season of horse racing including the Qatar Goodwood Festival. There are excellent sailing facilities around Chichester Harbour and water sports from the beaches at West Wittering. The area is a paradise for wildlife enthusiasts, with beautiful walks and cycle tracks over the South Downs and around the harbour.

Directions - From Westgate proceed out of Chichester towards the A27. After the second roundabout take the first turning on the right, signposted to Tesco superstore. At the mini roundabout continue straight ahead along Fishbourne Road East. Number 35 is towards the end on the left before Appledram Lane North. What3words - mountains.wharfs.ballots

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

