



6 Rudkin Place | Fishbourne | PO18 8FH

Guide Price £350,000



hancock

Lettings & Estate Agents

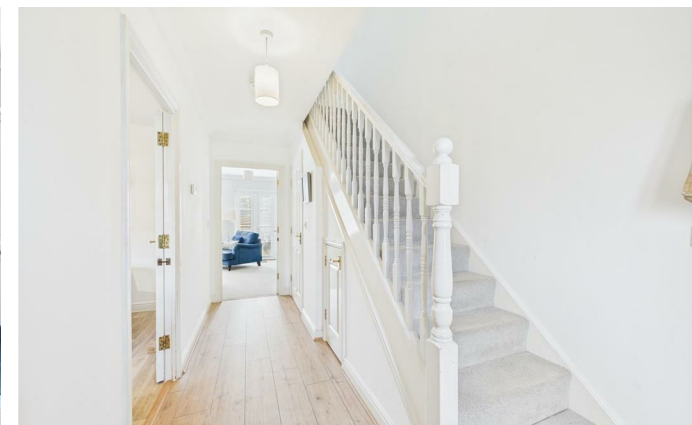
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- Town house
- Three bedrooms
- Garden
- Unfurnished
- Village location
- Garage
- Ensuite bathrooms

Situated in the highly sought-after village of Fishbourne, just a short distance from the historic city of Chichester, this beautifully presented three-bedroom, three-storey townhouse offers spacious and versatile accommodation, perfectly suited to modern family living.

The property is thoughtfully arranged over three floors and has been finished to a high standard throughout. Upon entering, you are welcomed into the entrance hall leading to a contemporary fitted kitchen, complete with a range of modern units and ample worktop space, ideal for both everyday living and entertaining. To the rear of the property, the generous living/dining room enjoys an abundance of natural light and features French doors opening directly onto the enclosed rear garden, creating a seamless connection between indoor and outdoor living. A convenient ground floor cloakroom completes the accommodation on this level.



what3words
/// outhouse.
custom.migrate



The first floor comprises two well-proportioned double bedrooms. One benefits from fitted wardrobes and a stylish en-suite bathroom, making it an ideal guest suite or secondary principal bedroom. A modern family bathroom serves the remaining bedroom and is finished with contemporary fittings.

Occupying the entire top floor, the impressive principal bedroom provides a peaceful retreat, boasting generous proportions, fitted wardrobes, and a private en-suite shower room. This spacious suite offers both comfort and practicality, making it the perfect principal bedroom.

Outside, the enclosed rear garden provides an attractive space for relaxing, entertaining, or enjoying al fresco dining during the warmer months. The property further benefits from a garage, offering secure parking or useful additional storage.

Fishbourne is a popular and well-connected village renowned for its excellent amenities, picturesque surroundings, and convenient access to Chichester city centre. The area also benefits from nearby transport links, well-regarded schools, coastal walks, and the historic Fishbourne Roman Palace, making this an exceptional location for families, professionals, and commuters alike.

This superb home presents a fantastic opportunity to acquire a spacious and contemporary townhouse in one of the area's most desirable village locations.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	79
(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	

Approximate total area⁽¹⁾
1120 ft²
103.9 m²

Reduced headroom
21 ft²
1.9 m²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



5 Northgate
Chichester
West Sussex
PO19 1BA
01243 531155
sales@hancockpartners.co.uk
www.hancockpartners.co.uk