



36 Cuckoo Fields, Fishbourne, PO18 8EF

Guide Price £450,000

 **Henry Adams**
estate agents

36 Cuckoo Fields, Fishbourne

An attractive double-fronted detached family home in a sought-after cul-de-sac location.

- Attractive double-fronted detached family home
- Four bedrooms
- Principal bedroom with en-suite shower room and views over communal greensward
- Second bedroom with en-suite cloakroom/WC
- Dual-aspect sitting room with patio doors to rear garden
- Separate dual-aspect dining room with feature bay window
- Study/home office and ground floor cloakroom
- Modern kitchen with granite worktops and integrated appliances
- Driveway, garage and EV charging point
- Offered with no onward chain

Situated on the edge of the highly desirable village of Fishbourne, approximately three miles west of Chichester, this attractive four-bedroom double-fronted detached home enjoys a cul-de-sac setting. Ideally positioned, the property is approximately equidistant from the picturesque foreshore of Fishbourne Creek and the stunning landscapes of the South Downs National Park.

The accommodation is well-proportioned and thoughtfully arranged. An entrance hall leads to a cloakroom, an attractive dual-aspect sitting room with sliding patio doors opening onto the private rear garden and a separate dual-aspect dining room featuring a charming bay window. There is also a useful study, ideal for home working.





The kitchen is fitted with a range of white-fronted wall and base units complemented by contrasting black granite worktops. Integrated appliances include an electric oven, gas hob with cooker hood, dishwasher, fridge/freezer and washing machine.

On the first floor are four bedrooms and a family bathroom. The principal bedroom benefits from a dual aspect, views across an attractive communal greensward and an en-suite shower room. Bedroom two also enjoys the convenience of an en-suite cloakroom/WC.

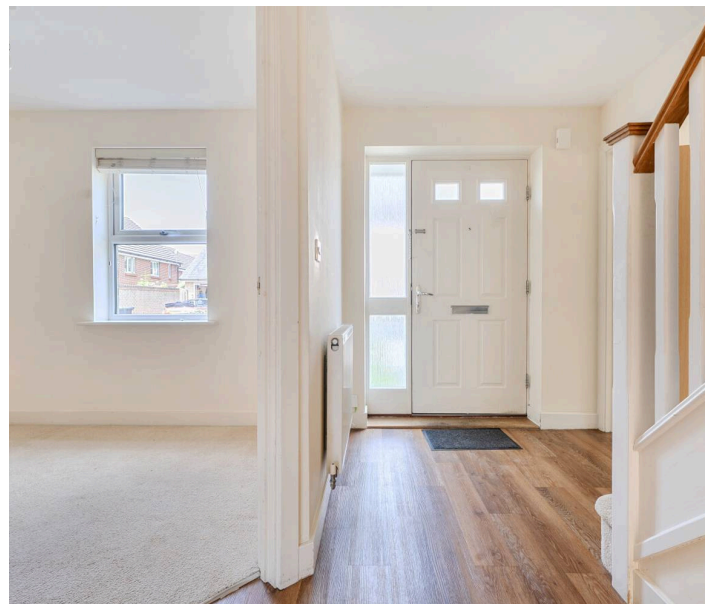
Outside, the property has an open-plan frontage with a driveway leading to the garage, which features an up-and-over door and a personal side door providing access to the rear garden. An EV charging point is also installed.

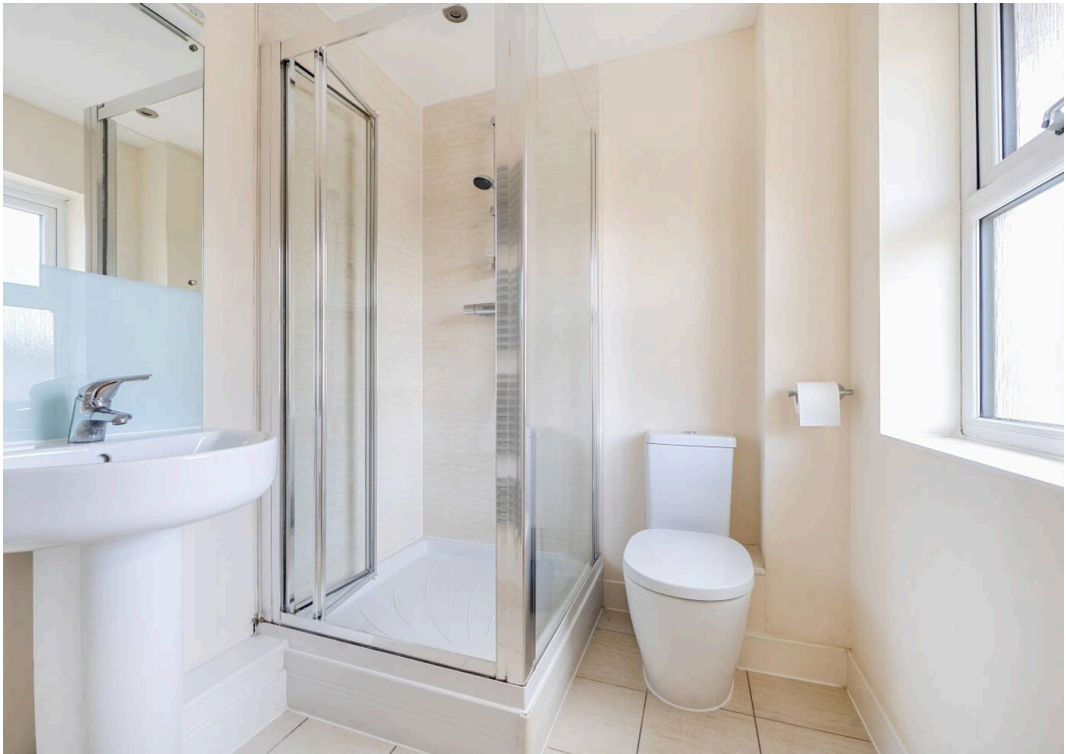
The enclosed rear garden is mainly laid to lawn with a patio area, providing an ideal space for outdoor dining and entertaining.

Offered for sale with no onward chain.

Estate Charge: 524 pa

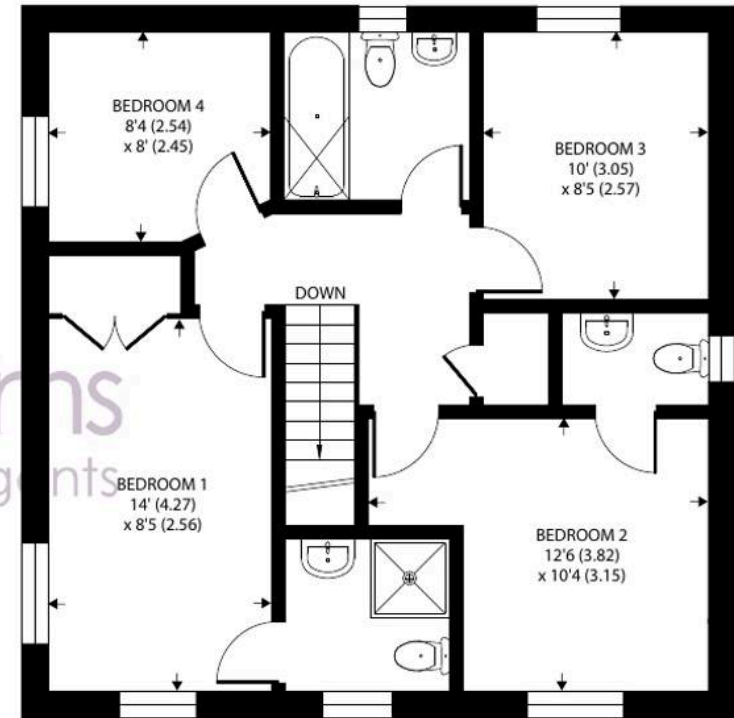
Chichester District Council - 26/27 Tax Band E £2,977.38 EPC-C







GROUND FLOOR



FIRST FLOOR

Approximate Area = 1232 sq ft / 114.4 sq m

Garage = 241 sq ft / 22.3 sq m

Total = 1473 sq ft / 136.7 sq m

For identification only - Not to scale



Location - Within the village of Fishbourne there many local amenities including two good public houses and a bus service to Chichester. There are playing fields which incorporate a bowling club, tennis courts, village club 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. Nearby is a large Tesco's superstore, Waitrose and sport centre whilst the cathedral city of Chichester offers excellent high street shopping, many fashionable restaurants, cafes and bars, Pallant House gallery and Festival Theatre. 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 - Proceed west on the A259, into the village of Fishbourne and turn right into Salthill Road (signposted Roman Palace). Continue over the level crossing and after approximately quarter of a mile turn left into Clay Lane. Take the first right into Cuckoo Fields and number 36 is on the right of the 'T' junction. What3words - [unguarded.contact.idea](https://www.what3words.com/unguarded.contact.idea)

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](https://www.henryadams.co.uk)

