



Fishbourne Road West, | Fishbourne | Chichester | PO19 3JP

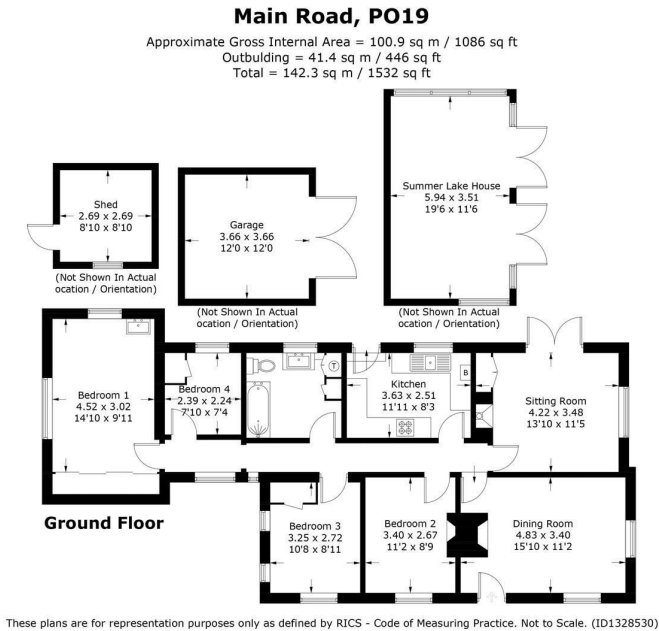
Offers In The Region Of £1,000,000



Fishbourne Road West, | Fishbourne Chichester | PO19 3JP

An extremely rare opportunity to purchase a property with extensive gardens and woodland equating to approximately 4.6 acres (1.86 hectares), adjoining the upper and private reach of the village Mill Pond, offering a high level of privacy, yet only a short distance from the city centre and a stones throw from the harbour, with two village pubs just along the road. The property dates back, we believe, to around the18th century and comprises a single storey cottage with four bedrooms, a dual aspect sitting room and a dual aspect dining room, as well as a small kitchen and a bathroom. The property is very dated with huge potential for refurbishment and extension, or redevelopment, subject to obtaining the necessary planning and building

- Detached cottage
 - Next to Mill Pond
 - Extensive gardens and woodland (approx 4.6 acres)
 - Summer/lake house onto Mill Pond
- Potential for redevelopment (stc)
 - Sitting room & dining room
 - Approximately 1.5 miles from city centre
 - Numerous outbuildings and generous parking



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Council Tax Band **D**
EPC Rating **D**

59 West Street
Chichester
PO19 1RP
01243 216888
hello@kentonbudd.com
www.kentonbudd.com