



91 Fishbourne Road West, Chichester - PO19 3JJ

Guide Price £250,000 Freehold - CHAIN FREE -



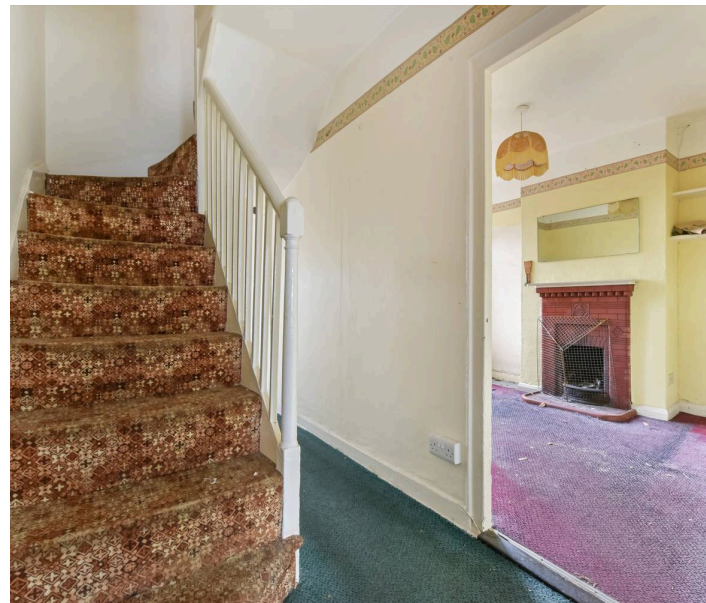
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# 91 Fishbourne Road West

Chichester

**A characterful two-bedroom property requiring modernisation, situated in the sought-after village of Fishbourne.**

- Excellent refurbishment opportunity with scope to add value
- Attractive 1930s red-brick terraced house in the heart of Fishbourne village
- Two bedrooms arranged over three floors
- Two reception rooms – sitting room with bay window and dining room with original fireplace
- Kitchen with door to rear garden
- Ground floor bathroom with bath, WC and vanity unit
- Private rear garden with mature planting and space for landscaping
- Timber outbuilding/shed – ideal for storage or a workshop
- Walking distance to Fishbourne railway station and good road links via the A27







## DESCRIPTION:

This red brick 1930s house offers generous accommodation arranged over three floors, with two reception rooms, large loft space, and a private rear garden with outbuilding. In need of modernisation, the property presents an excellent opportunity to create a charming family home in a sought-after location close to the city, coast, and South Downs.

### Ground Floor:

A hallway leads to two separate reception rooms — a bright sitting room to the front of the property featuring a large bay window and an original fireplace, and a dining room with direct access to the kitchen. The kitchen, while compact, offers potential for reconfiguration and modernisation, and provides access to the rear garden. A ground-floor bathroom is also located off the rear lobby.

### First Floor:

Upstairs, there are two well-proportioned bedrooms all with pleasant outlooks and original features.

### Second Floor:

A staircase leads to the loft space benefiting from natural light through a rear dormer window and offering excellent potential as a master suite or home office subject to usual planning consents.



## LOCATION:

Fishbourne is a popular village with a strong sense of community, situated just two miles west of the city centre. It offers a well-regarded primary school, village hall, playing fields and the popular Bull's Head public house. The Fishbourne Roman Palace and Bishop's Palace Gardens are nearby, and the area provides attractive walks and cycling routes.

Chichester itself offers a comprehensive range of cultural, leisure and shopping facilities, including the Festival Theatre and mainline railway station with services to London Victoria (1hr 25 mins). The South Downs National Park is within easy reach being about 2 ½ miles to the north, and Chichester Harbour, along with Chichester Marina and Birdham Pool, are located just to the south-west, the harbour being home to several popular sailing clubs.

The house is within walking distance of the upper reaches of Chichester Harbour and there are excellent boating facilities at Bosham approximately 1 mile to the west. Also, to the south-west, about 9 miles, is the sandy beach at West Wittering and the National Trust's East Head sand dune spit at the stunning entrance to Chichester Harbour.

**INFORMATION: Services: TBC | Tenure: Freehold | Local Authority: Chichester District Council | Council Tax Band: Band C | EPC Rating: Band G**

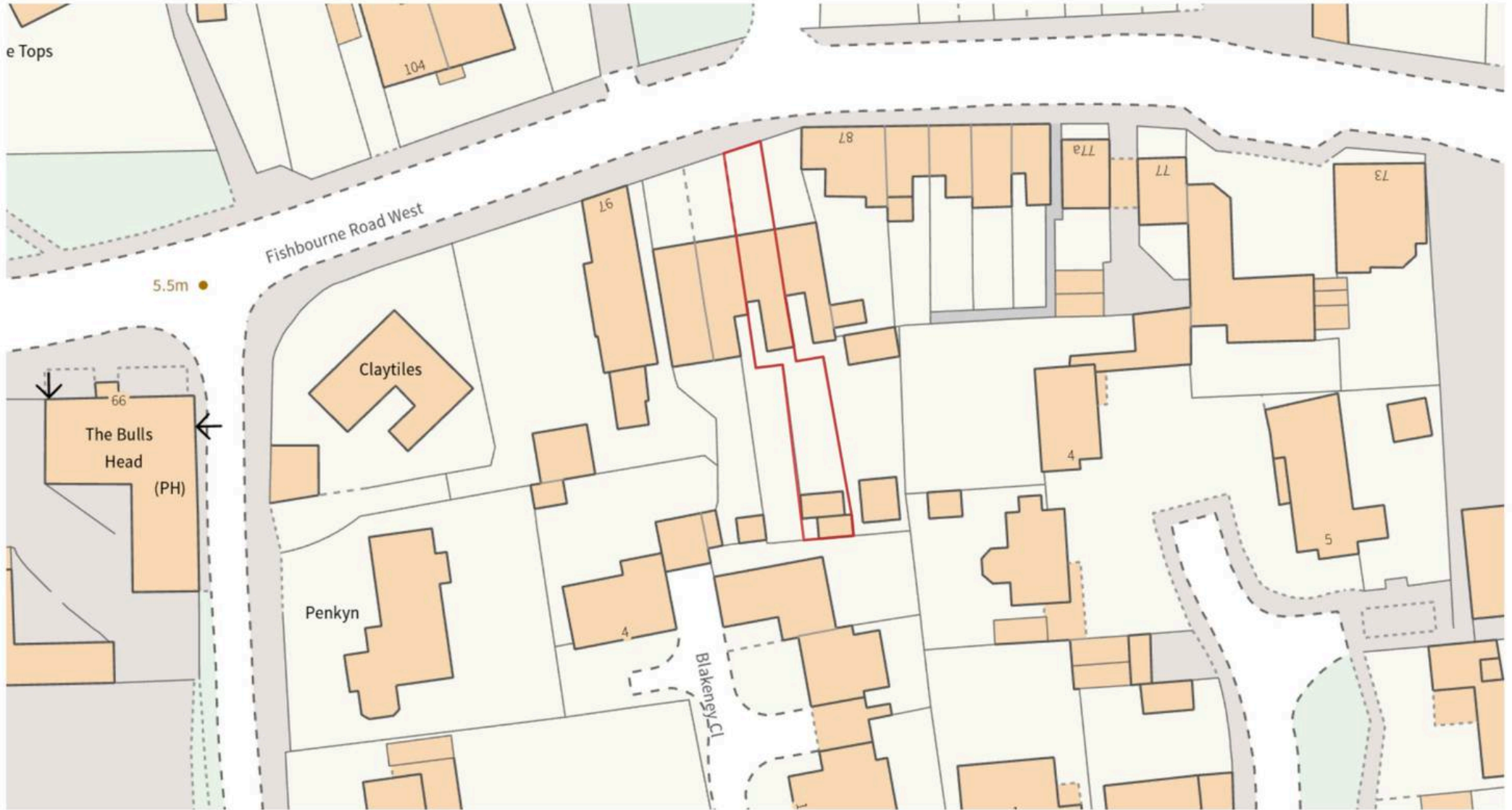
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Approximate Gross Internal Area = 91.1 sq m / 981 sq ft

Outbuilding = 22.0 sq m / 237 sq ft

Total = 113.1 sq m / 1218 sq ft

Produced for Stride & Son Estate Agent.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Created by Emzo Marketing 2025. (ID1255247)



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