



9 | Cuckoo Fields | Fishbourne | Chichester | PO18 8EF

Guide Price £550,000



hancock

Lettings & Estate Agents

Cuckoo Fields | Fishbourne
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- Extended accommodation
- Four Bedrooms
- Garage
- Village Location
- Driveway
- Three reception rooms
- Viewing highly recommended
- Chain Free
- Detached
- Cuckoo Fields

Hancock & Partners are proud to present this modern and extended family home with a garage and off road parking located towards the end of a popular cul-de-sac within the semi-rural village of Fishbourne. This property also benefits from being Chain Free.

Accommodation

As you enter on the ground floor there is an entrance hall leading to a dining room (currently used as a play room) with bay window and a useful study also complete with bay window. Further into the property lies a cloakroom and a west facing sitting room with access to the garden via sliding double doors. The kitchen has been skilfully extended and now offers a kitchen/breakfast space with a utility room to the rear. The garden can also be accessed from the breakfast room via double doors. On the first floor, off a central landing there are four bedrooms, the master complete with an en-suite and bedroom two benefiting from a useful w/c. A modern family bathroom completes the first floor accommodation.



what3words ///

immune.decades.bangle



Outside

Outside to the rear there is a well maintained west facing garden which is mainly laid to lawn. The garden has a sunlit terrace, wood panelled store shed and a side gate for access. To the front, the property is approached via a paved path which is enclosed by two small lawned areas and shrubs. To the front of a good sized garage there is ample parking in the form of a drive which runs along side the main house.

Location

The village has brilliant transport links to the seaside town of Selsey & West Wittering and a local public house, post office and shop. Chichester itself offers an enviable selection of bars, restaurants and shops. Chichester is renowned for the highly regarded Festival Theatre, Pallant House Gallery and its close proximity to The Goodwood Estate, famous for both motor car and horse racing. To the south of the city is Chichester Harbour (designated an Area of Outstanding Natural Beauty), and within lies the blue flag beach of West Wittering. Chichester station provides rail links to London via the Victoria Line but also via Havant and the Waterloo Line, the station also links connections right along the south coast.

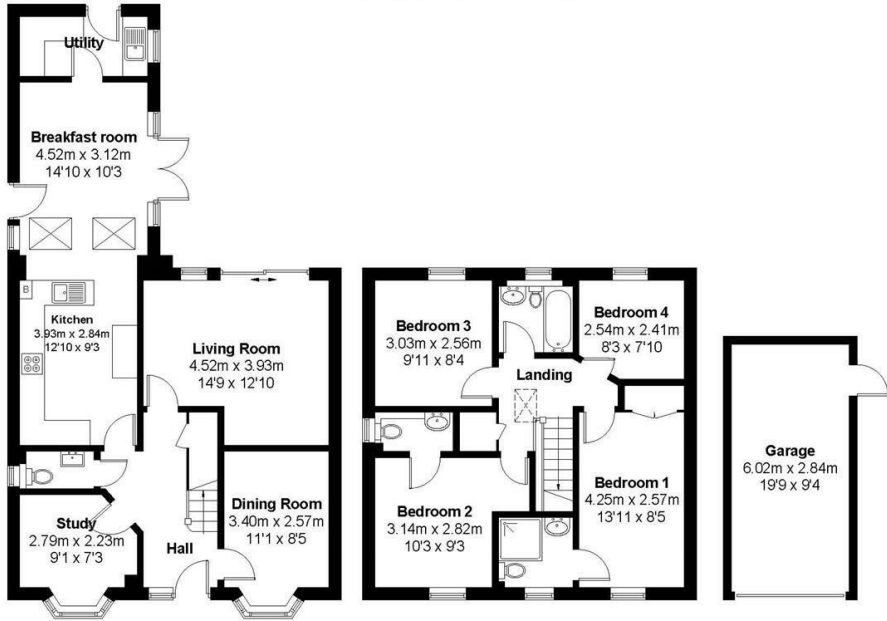


Energy Efficiency Rating

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

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APPROXIMATE GROSS INTERNAL AREA = 1438 SQ FT / 133.6 SQ M
 GARAGE AREA = 184 SQ FT / 17.1 SQ M
 TOTAL = 1622 SQ FT / 150.7 SQ M



GROUND FLOOR

FIRST FLOOR

(Not Shown In Actual Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID563232)

Produced for **Tod Anstee Hancock**



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