

Kismet, Clay Lane, Fishbourne, PO18 8DW

Guide Price £375,000

Henry Adams
estate agents

Kismet, Fishbourne

A spacious town house with south-facing garden and carport.

- Impressive end-of-terrace town house arranged over three floors
- Built in 2003 and situated on the northern edge of the popular village of Fishbourne
- Bright and spacious south-facing sitting room with French doors opening onto the garden
- Well-appointed kitchen/breakfast room
- Principal bedroom suite occupying the entire second floor with en-suite shower room
- Two further double bedrooms and family bathroom with Jack-and-Jill access
- Ground floor cloakroom and welcoming entrance hall
- Attractive south-facing rear garden
- Gated rear access to allocated covered carport within a courtyard
- Conveniently located for Fishbourne amenities, Chichester city centre, mainline railway station and the South Downs National Park

An impressive and well-presented three-bedroom end-of-terrace town house, built in 2003 and situated on the northern periphery of the highly desirable village of Fishbourne.

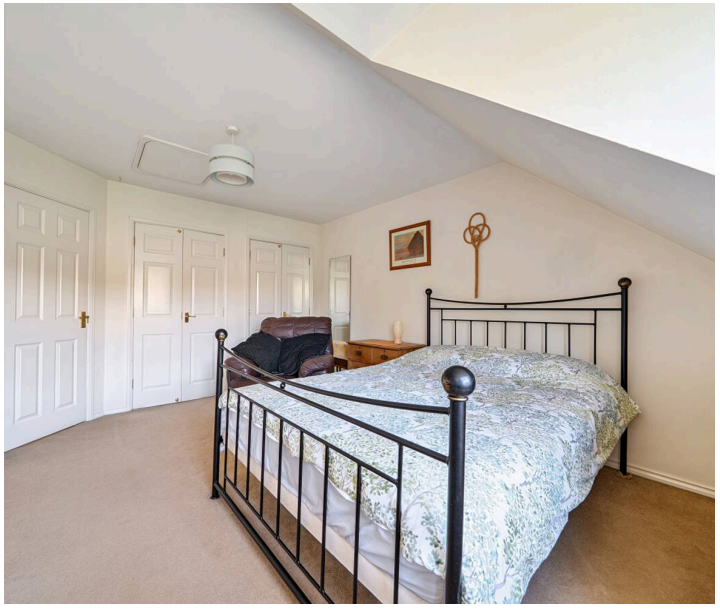
Offering bright and airy accommodation arranged over three floors, the property also benefits from a pretty south-facing rear garden and an allocated carport.













The front door opens into a welcoming entrance hall with a cloakroom to one side. To the rear of the property, the spacious south-facing sitting room spans the full width of the house, creating a wonderfully light living space with French doors opening directly onto the garden.

The kitchen/breakfast room is fitted with a comprehensive range of floor and wall-mounted units complemented by contrasting worktops. Integrated appliances include an electric double oven, gas hob and cooker hood, with ample space for informal dining.

On the first floor are two well-proportioned bedrooms together with the family bathroom, which features Jack-and-Jill access from both the landing and the second bedroom, providing flexibility for family living or guests.

Occupying the entire second floor, the principal bedroom suite offers an excellent sense of privacy and includes a generous double bedroom and an en-suite shower room.

Outside, the attractive south-facing rear garden has been thoughtfully landscaped with a paved terrace, an area of lawn, mature and well-stocked borders, and a useful garden shed. A gated rear access leads to the courtyard, where the property benefits from an allocated carport, being the first carport on the right.

This delightful home combines spacious, versatile accommodation with an excellent village location, making it an ideal choice for families, professionals or those seeking easy access to Chichester and the surrounding coastline.

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











Approximate Area = 1169 sq ft / 108.6 sq m
Limited Use Area(s) = 41 sq ft / 3.8 sq m
Total = 1210 sq ft / 112.4 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 and children's play area. 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 - From Chichester proceed west on the A259. On entering Fishbourne turn right into Salthill Road (signposted Roman Palace). Proceed over the railway crossing and after approximately 0.37 of a mile turn left into Clay Lane. The property will be found a short distance along on the left hand side. What3words - charts.drainage.rummage. Access to the carport can be found by taking the turning left into Caspian Close and at the green follow the road round to the left. After a short distance there is a turning left (in between the houses) which leads to the courtyard and carport (what3words - powering.debut.emulated).

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





