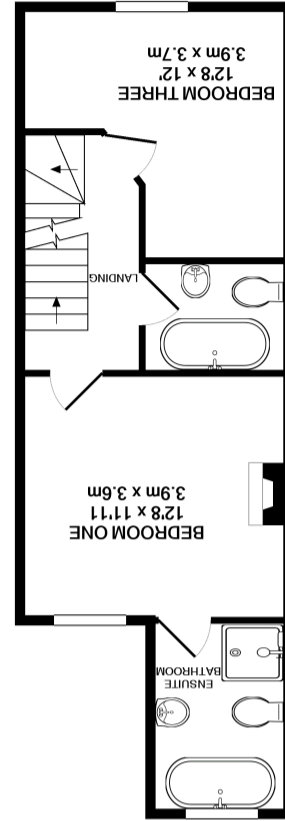
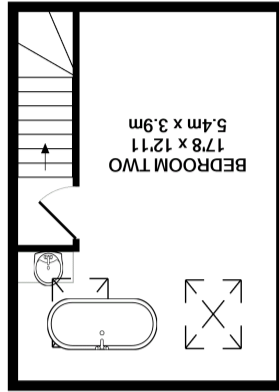


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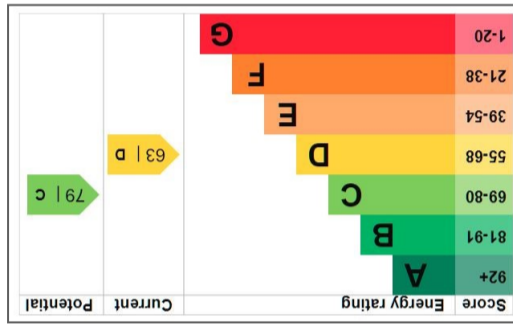


What every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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2ND FLOOR
 APPROX. FLOOR AREA 232 SQ. FT. (21.6 SQ.M.)
 TOTAL APPROX. FLOOR AREA 1153 SQ. FT. (107.1 SQ.M.)



GROUND FLOOR
 APPROX. FLOOR AREA 483 SQ. FT. (44.9 SQ.M.)



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Fishbourne

103 Fishbourne Road West, Fishbourne, PO19 3JP.

A well-presented **3 bedroom** period property with south facing garden and parking. Located in the sought-after village of Fishbourne and the house has views to Chichester Harbour (Fishbourne Creek) from the upper floor. The property offers spacious and well-presented accommodation arranged over three stories. On the ground floor there is a sitting room with log burning stove, dining room and modern fitted kitchen. To the first floor the property has 2 bedrooms and 2 luxurious bathrooms with a further bedroom with open plan ensuite bathroom on the second floor. To the rear there is a pretty **south facing garden** and a **private parking space**. **There is provision to create more parking should it be required.**

The house is conveniently located approximately 1 ½ miles west of Chichester city centre and has both excellent bus and cycle links into the city, where there is mainline train station with connections to both Portsmouth and London Victoria. The house is within walking distance of the upper reaches of Chichester Harbour and there are excellent boating facilities at Bosham approximately 1 ½ miles to the west.

The accommodation is arranged as follows:

ENTRANCE HALL: A timber front door with a window above, stairs to the first floor landing. Tiled floor and door to:

SITTING ROOM: 17' 7" x 9' 5" (5.36m x 2.87m) A well apportioned room with UPVC window to the front. Oak flooring. Feature radiator. Log burning stove. Under stairs storage cupboard. Wall mounted thermostat. Door to:

DINING ROOM: 12' 9" x 11' 10" (3.88m x 3.60m) Open plan to the kitchen with UPVC double glazed window to the rear. Open working fireplace. Double column radiator. Slate tiled floor.

KITCHEN: 16' 1" x 6' 7" (4.90m x 2.01m) Double-glazed window to the side and double-glazed double door leading to the rear garden. Fully fitted kitchen comprising range of base level units with butler sink with mixer tap. Tiled splash back. Range of oak work surface. 'Range' style cooker. Integrated washing machine and dishwasher. Cupboard housing gas boiler for domestic hot water and central heating. Feature radiator. Tiled floor.

1st FLOOR LANDING: With exposed floorboards door to bedroom one and three and the family bathroom, stairs to the first-floor landing.

BEDROOM 1: 12' 8" x 11' 11" (3.86m x 3.63m) A lovely suite spanning the width of the house with a feature fireplace and a double-glazed window to the rear with distant views to Chichester harbour. Exposed floorboards. Double column radiator. Doorway to:

BATHROOM ENSUITE: A superbly fitted suite comprising roll top bath with mixer taps. Wash hand basin with separate taps. High level WC. Tiled and glazed shower cubicle. Extractor fan. Double-glazed window to the rear.

BEDROOM 3: 12' 8" (max) x 12' 0" (3.86m x 3.65m) UPVC double glazed window to the front. Exposed floorboards. Double column radiator.

BATHROOM: Fitted suite comprising roll top bath with mixer taps. Wash hand basin with separate taps and tiled splashback. High level WC. Extractor fan. Exposed painted floorboards.

2nd FLOOR LANDING: Oak flooring. Hatch to loft.

BEDROOM 2: 17' 8" x 12' 11" (5.38m x 3.93m) Two skylight windows with views over Chichester Harbour in the distance. Access to eaves storage space. Oak flooring. Feature radiator. To one corner of the room the space is arranged as an open plan ensuite with a roll top bath and wash hand basin with mixer taps.

EXTERIOR: To the front of the property is a small walled garden with path leading to the front door. To the rear is a fully enclosed south facing garden, with patio area, lawn and gravel seating area with raised planters, flowerbeds and outside water tap. A gate leads to a private allocated parking area accessed through the 'Bulls Head' pub car park. Behind the parking spaces is a large timber shed.

SERVICES: All main.

PRICE GUIDE: £425,000 FREEHOLD

In accordance with the 1979 Estate Agents Act we must inform you that this property is owned by an employee of Stride & Son

DIRECTIONS: From Chichester proceed west on the A259. On entering Fishbourne village the property will be found on the left-hand side of the road just beyond The Bull's Head and the parking is approached through the carpark to the rear of the pub by turning into Mill Lane.

Please Note: Neither the heating system nor the services have been checked by the Agents.

