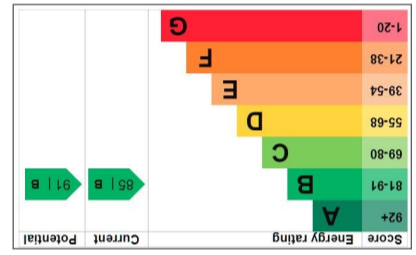
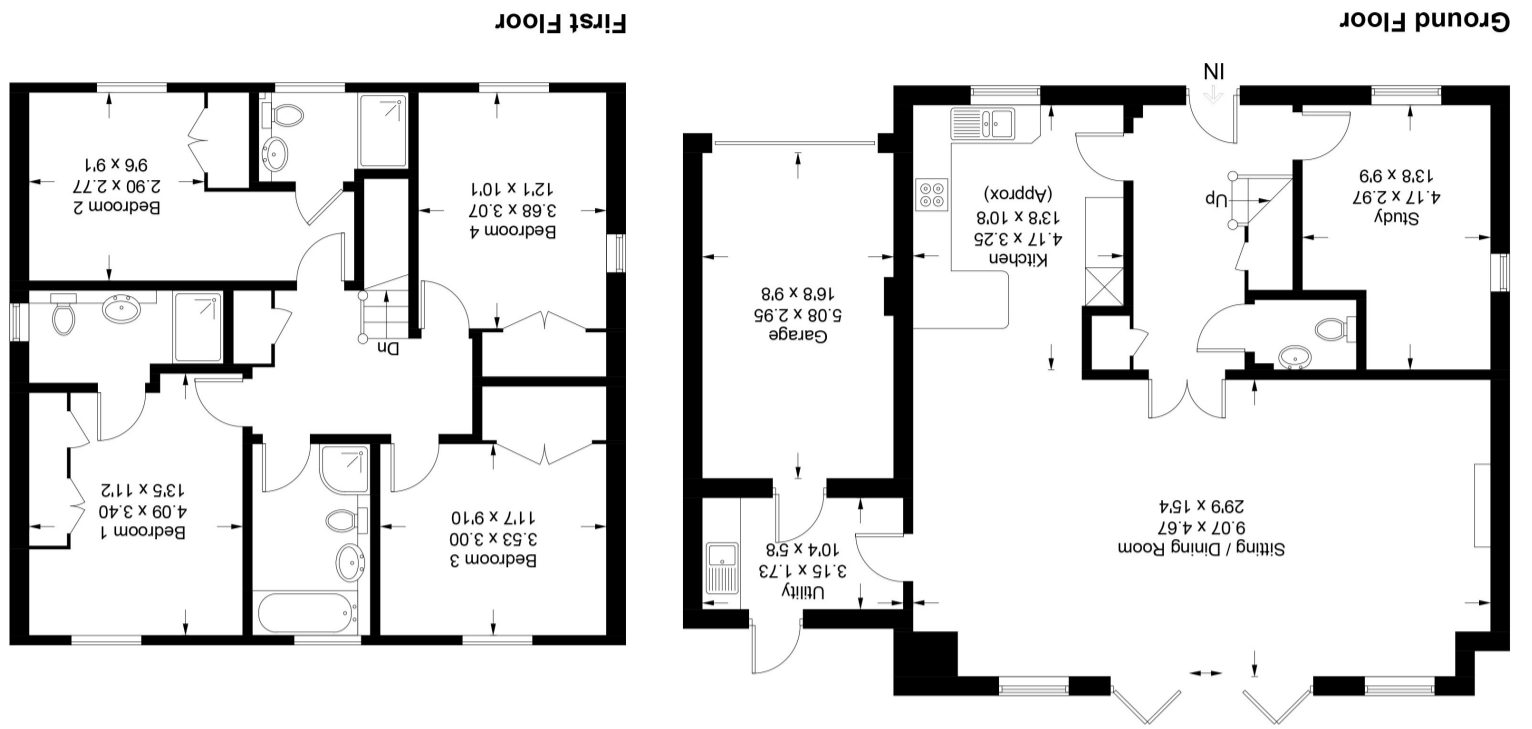


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2 Claver Gardens, Fishbourne, PO19 3FB

Approximate Gross Internal Area = 181.9 sq m / 1958 sq ft

Produced for Stride & Son Estate Agent.

DIRECTIONS: Leave Chichester from the south-west roundabout on the A27 taking the 3rd exit onto the A259 signposted Fishbourne and Bosham. Continue for approximately 0.75 of a mile turning right into Claver Gardens just before the right hand turn into Salthill Road.

STRIDE & SON

Southdown House, St. John's Street, Chichester, PO19 1XQ

Tel: 01243 782626 Fax: 01243 786713

www.strideandson.co.uk

properties@strideandson.co.uk



Claver Gardens, Fishbourne

2 Claver Gardens, Fishbourne, Nr. Chichester, PO19 3FB.

Situated in a small development of just 5 detached family houses built some 7 years ago, an extremely spacious and well-appointed energy efficient home, having gas fired 'zoned' underfloor heating downstairs, Thermaskirt heated skirtings in all bedrooms, electric underfloor heating in all bathrooms, a mechanical ventilation and heat recovery system and photo voltaic solar panel water heating. The property comprises **4 bedrooms** with 2 ensuite shower rooms, family bathroom, a beautifully appointed kitchen giving onto **an elegant reception room**, study/family room and a utility room, all with large triple glazed windows. There is an integral garage, **off street parking for a further 3 cars** and a good-sized mature garden to the rear.

Claver Gardens is located approximately 1 mile west of Chichester city centre which offers a broad range of shopping, leisure and cultural amenities, including the Festival Theatre, Cathedral, museums and restaurants. To the north Goodwood offers horseracing and events for motoring enthusiasts whilst the renowned beaches at West Wittering are to the south with sailing at Bosham and Chichester Harbour. Chichester has a mainline railway station with services to London (Victoria).

Fishbourne stands at the head of Chichester Harbour and is renowned for its Roman Palace. Public houses, a railway halt and delightful walking around Chichester Harbour are all within easy access.

The accommodation which boasts unusually high ceilings downstairs is arranged as follows:

Panelled front door to:

ENTRANCE HALL: Understairs broom cupboard. Coats cupboard with storage cupboard over.

CLOAKROOM: Low level WC. Wash hand basin with cupboard below and mirror above. Towel holder.

From the hall double doors lead to:

SITTING/DINING ROOM: 29'9 x 15'4. Bellfire Vento Classic, glass fronted gas log effect fire in Limestone surround. TV aerial and telephone points. Double glazed bi-fold doors to terrace and garden. Opening onto:

KITCHEN: 13'8 x 10'8. Extensive range of Sylvarna base and wall cupboards. Inset 1 ½ bowl stainless steel sink with waste disposal unit, mixer tap and separate Quooker instant boiling water tap. Neff double oven with matching combination microwave/convection oven. Neff American style larder fridge/freezer. Integrated Neff dishwasher. Ceramic hob with cooker hood over.

UTILITY ROOM: 10'4 x 5'8. Base and wall cupboards. Inset stainless steel sink with mixer tap. Plumbing for washing machine. Space for dryer. Broom cupboard. Glazed door to garden. Door to garage.

STUDY/FAMILY ROOM: 13'8 max x 9'9. TV aerial and telephone points.

Stairs to:

1st FLOOR LANDING: Airing cupboard. Hatch with folding ladder to insulated loft.

BEDROOM 1: 13'5 x 11'2. Range of double and single wardrobes with cupboards over. TV aerial point.

SHOWER ROOM ENSUITE: Fully tiled. Shower cubicle with glazed screen and thermostat control. Vanity unit with light, shaver point and mirror over and cupboards below. Low level WC with concealed cistern. Heated ladder rack towel rail.

BEDROOM 2: 16'3 max x 9'6 (L-shaped). Built in double wardrobe. TV aerial and telephone points.

SHOWER ROOM ENSUITE: Fully tiled. Shower cubicle with thermostat control and glazed screen. Vanity unit with mirror, light and shaver points over and cupboards below. Low level WC with concealed cistern. Heated ladder rack towel rail.

BEDROOM 3: 11'7 x 9'10. Built in double wardrobe with cupboards over. TV aerial and telephone points.

BEDROOM 4: 12'1 x 10'1. Built in double wardrobe with cupboards over. TV aerial and telephone points.

FAMILY BATHROOM: Fully tiled. White suite comprising panelled bath with shower attachment. Vanity unit with light, shaver point and mirror over and cupboards below. Low level WC with concealed cistern. Shower cubicle with glazed screen and thermostat control. Heated ladder rack towel rail.

SERVICES: All mains.

EXTERIOR: The property is approached via a brick paved drive with parking space for 3 cars leading to an **integral garage 16'8 x 9'8** with insulated electric up and over door, light and power. Electric circuit breaker. Courtesy door to utility room. To the front of the property is a lawned garden with a central rose bed. A side gate gives access to a good sized lawned east facing rear garden with extensive paved terracing, outside lights, electric point and water tap. Timber built potting shed and second side gate. The garden is well fenced and bounded by a brick wall to the rear giving a good degree of privacy.

PRICE GUIDE £895,000 FREEHOLD

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

