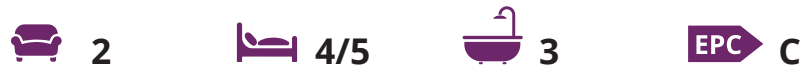






## 6 Beaver Close, Fishbourne

A most impressive individual detached house in a much sought after village location



- ▶ Versatile 1,881 sqft accommodation
- ▶ Ground floor bedroom
- ▶ Principal bedroom with en-suite
- ▶ South facing rear garden
- ▶ Open plan sitting room/kitchen
- ▶ Snug/bedroom
- ▶ Two further first bedrooms & bathroom
- ▶ Double garage

Nestled in a generously proportioned mature garden in a small residential cul-de-sac in Fishbourne this outstanding individual home has been transformed from a bungalow into a fabulous detached house.

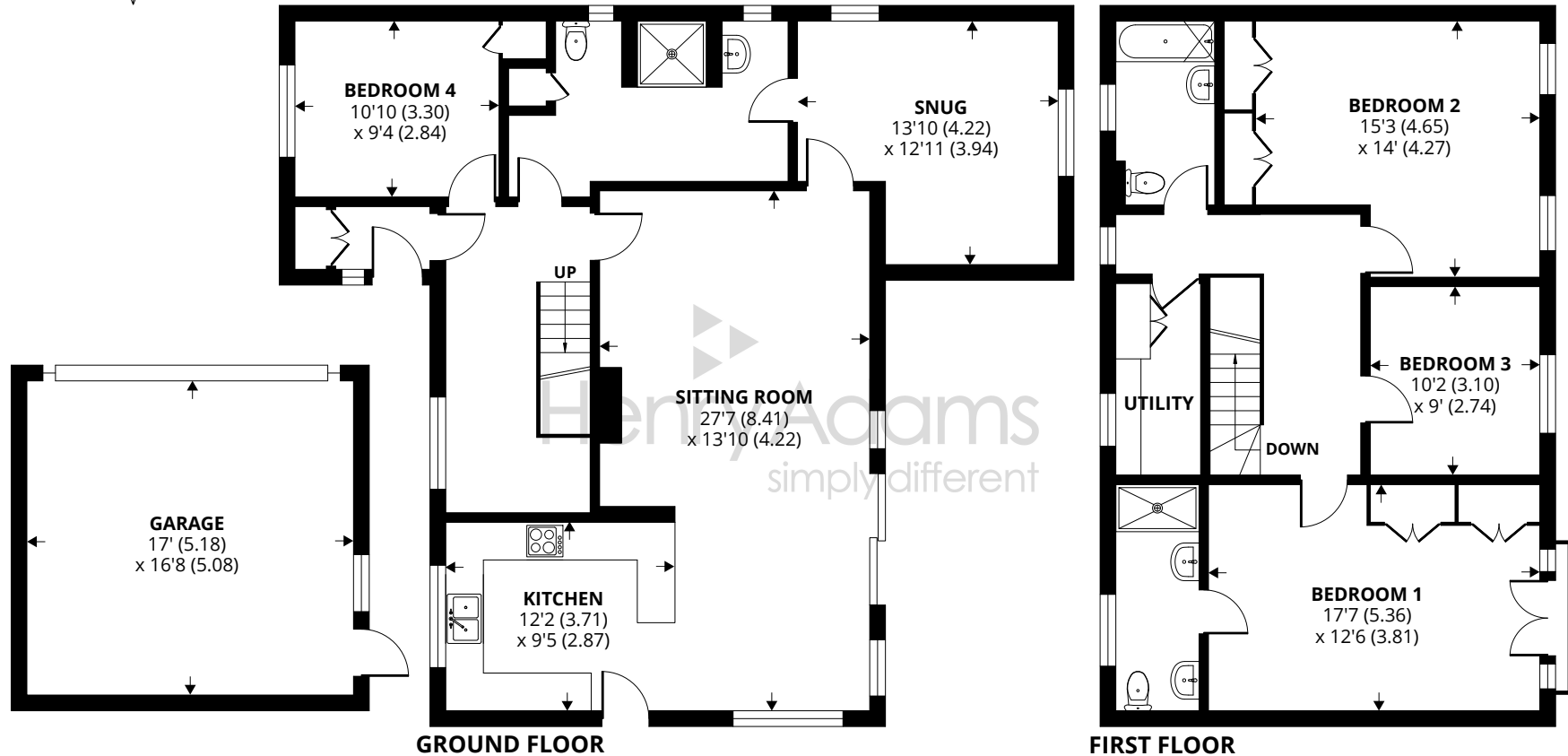
The transformation was commissioned by the present owner in 2018. This impressive property provides flexible layout with the potential to create an annexe by combining the snug, ground floor shower room and bedroom four. The accommodation also includes an enclosed entrance porch opening to a spacious entrance hall and a bright south, west and north facing open plan sitting room/kitchen. The living room has multiple windows and double glazed sliding patio doors to the rear garden. The kitchen is fitted with a comprehensive range of contemporary floor and wall cupboards and integrated appliances. These include, double oven, ceramic hob, cooker hood, fridge, freezer and dishwasher. On the first floor there is a spacious landing, three double bedrooms and a family bathroom, plus a laundry room. The principal bedroom has an en-suite shower room and French doors opening to a Juliet balcony overlooking the delightful rear garden.

At the front of the house a wide gravel driveway leads to a detached garage and turning area/additional parking area. To one side a patio wraps around the property to the rear garden. The remainder of the garden is laid to lawn with mature borders.









Approximate Area = 1881 sq ft / 174.7 sq m

Garage = 289 sq ft / 26.8 sq m

Total = 2170 sq ft / 201.5 sq m

For identification only - Not to scale



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.

## Location

The property is close to many local amenities including two good public houses and a bus service to Chichester. Within the village of Fishbourne there are playing fields which incorporate a bowling club, tennis courts, village club with bar, cricket pitch, croquet club, children's play area and pre school. 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. Adjacent is the mill pond leading to walks around the harbour and across the water meadows to Dell Quay.

## Directions

From Chichester proceed in a westerly direction along the A259, signposted Fishbourne/Bosham. On entering Fishbourne turn right into Salthill Road (signposted Roman Palace). Beaver Close is the first turning on your right and the bungalow is at the end of the road tucked away to your right.

<https://what3words.com/treble.hopefully.thumps>

Chichester District Council - 24/25 Tax Band F £3,198.20



