



2 Blakeney Close, Fishbourne

A charming mews style house in an exclusive private cul-de-sac close to Chichester harbour



- ▶ Close to harbour walks
- ▶ Dual aspect sitting room
- ▶ Downstairs cloakroom
- ▶ Easy to maintain rear garden
- ▶ Two double bedrooms
- ▶ Conservatory
- ▶ New gas boiler 2019
- ▶ Car port and parking

A delightful mews style house in a superb position just two minutes' walk* from the upper reaches of Chichester Harbour, in this sought after village which lies some two miles to the west of the city of Chichester. Built in 2006 to a high standard, and one of just four homes in an exclusive private close, the property is an ideal main residence, or weekend retreat.

The property is accessed via an attractive glass open porch and front door opening to a traditional entrance hall with a cloakroom to one side. A bright dual aspect sitting room has French doors opening to a smart modern conservatory, replaced in 2017. The shaker style kitchen includes a number of integrated appliances. On the first floor there are two double bedrooms and a bathroom.

Outside there is an easy to manage rear garden being part paved with flagstones and gravel courtyard style garden. There is an integral car port with an automatic roll down door which is approached via a shared gravel drive leading to a private drive in front of the car port.

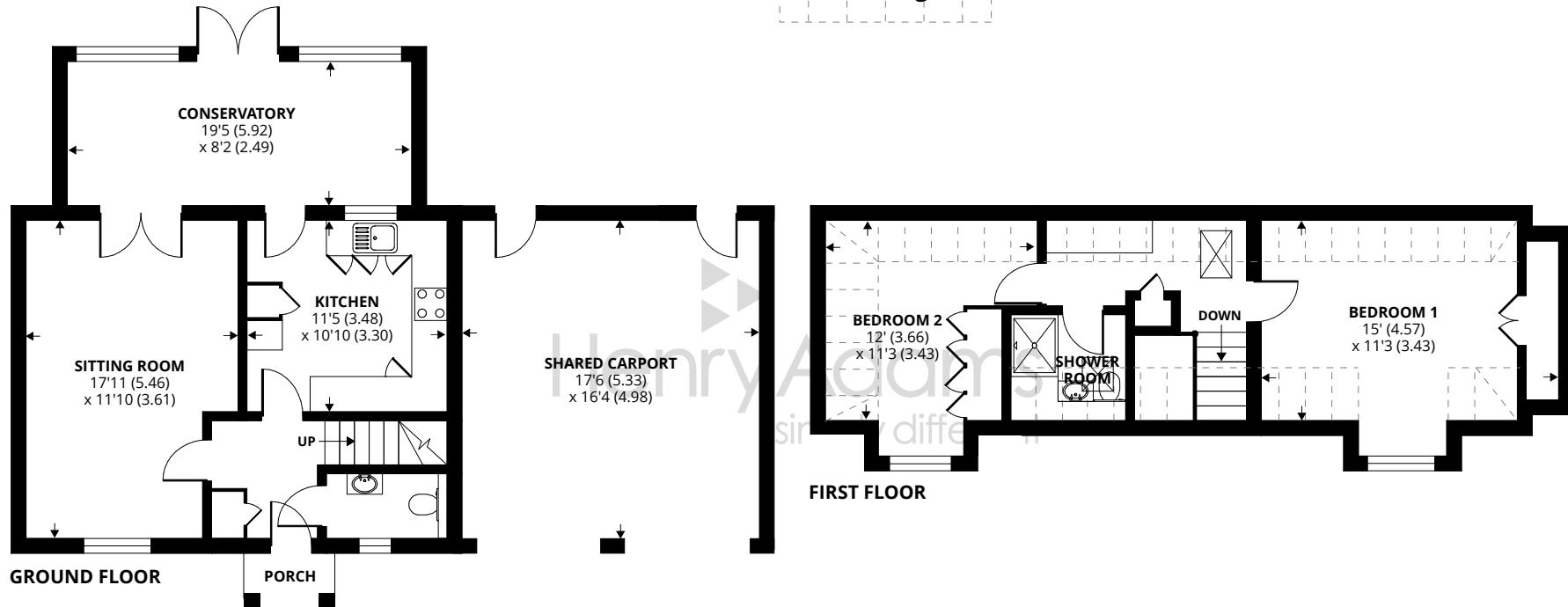
* source google maps

Chichester District Council - 24/25 Tax Band D £2,214.14





Denotes restricted head height



Approximate Area = 967 sq ft / 89.8 sq m (excludes carport)

Limited Use Area(s) = 121 sq ft / 11.2 sq m

Total = 1088 sq ft / 101 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 mill pond is close by, as are walks around the harbour and across the water meadows to Dell Quay. Within the village of Fishbourne there are playing fields which incorporate a bowling club, eight tennis courts (three flood lit), community centre 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. Fishbourne Creek lies in the upper reaches of Chichester Harbour with its delightful walks and water sports. The cathedral city of Chichester offers excellent high street shopping, many fashionable restaurants cafes and bars, Festival Theatre and a mainline station to London Victoria. Goodwood is located to the north east and is famous for its many event days. There are excellent sailing facilities around Chichester Harbour and water sports from the beaches at West Wittering.

Directions

Proceed west along the A259 into Fishbourne and at the Bulls Head public house turn left into Mill Lane and left again into Mill Close. Blakeney Close is on the left and the property is on the right. what3words = beyond.quaking.dangerously

