



Newport Drive, Fishbourne, Chichester, PO19 3QQ

- An Impressive Two Double Bedroom Detached Family Home
- Modern Separate Kitchen Breakfast Room
- Impressive Garden Room
- Prime Fishbourne Location

GUIDE PRICE OF £525,000 - £550,000

- Driveway With Garage
- Enclosed Private And Large Rear Garden
- Excellent Local Schools Nearby
- Ideal Study or Home Office



Welcome to the enchanting Newport Drive, a detached gem nestled in the sought-after village of Fishbourne, Chichester. This splendid property offers a perfect blend of comfort and elegance, promising an exceptional living experience.

As you step through the front door, you are greeted by an impressive entrance hallway, setting the tone for the spacious and airy feel that flows throughout this delightful home. The entrance hall leads you to a separate sitting room, where a cosy fireplace invites you to unwind and enjoy peaceful moments.

Adjacent to the sitting room is the welcoming kitchen breakfast room, a culinary haven equipped with built-in white goods including a dishwasher, fridge, and freezer. The kitchen boasts a convenient breakfast bar, perfect for casual dining. From here, you can access the impressive garden room, a true highlight of the home. This sun-drenched space offers superb views of the garden and ample room for a dining table, making it an ideal spot for entertaining or enjoying family meals.

Returning to the entrance hall, you'll find a versatile study or home office, providing a quiet retreat for work or study. Ascend the staircase to the first floor, where you will discover two generously sized double bedrooms. Each room exudes comfort and style, offering ample space for relaxation. The family bathroom is tastefully appointed, providing a serene sanctuary for a refreshing start to your day.

The outdoor space is a gardener's paradise, featuring meticulously maintained flower beds and a charming patio seating area, perfect for al fresco dining or simply soaking in the natural beauty. The property also benefits from a private driveway and a single garage, ensuring ample parking and storage space.



Location is everything, and Newport Drive excels in this regard. The property offers easy access to the local train station, providing excellent connectivity. The A27 is conveniently nearby, offering direct routes to London and Gatwick. Additionally, Chichester city centre is just a short drive away, offering an array of shopping, dining, and cultural attractions. Families will appreciate the excellent local schools, making this the perfect place to call home.

Accommodation

GROUND FLOOR

ENTRANCE HALLWAY

LOUNGE
11' 5" x 17' 7" (3.48m x 5.36m)

KITCHEN
11' 5" x 10' 4" (3.48m x 3.14m)

STUDY
9' 11" x 7' 10" (3.02m x 2.49m)

GARDEN ROOM
14' 11" x 7' 7" (4.54m x 2.32m)

FIRST FLOOR

LANDING

BEDROOM ONE
15' 6" x 9' 11" (4.72m x 3.02m)

BEDROOM TWO
15' 6" x 11' 10" (4.72m x 3.60m)

BATHROOM

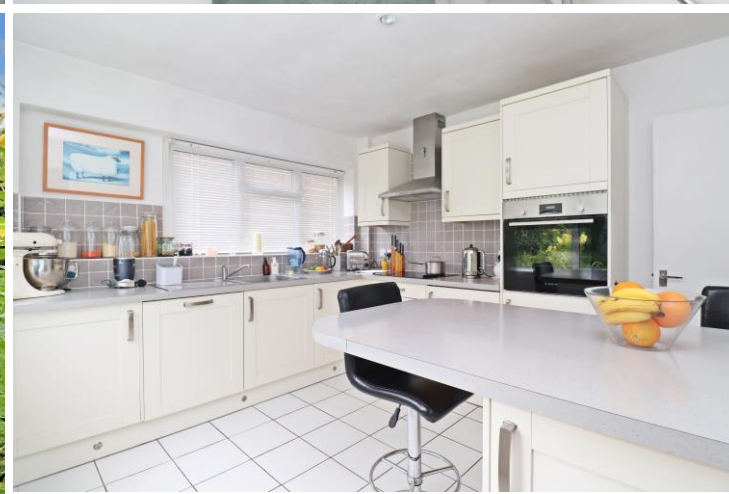
OUTSIDE

FRONT GARDEN

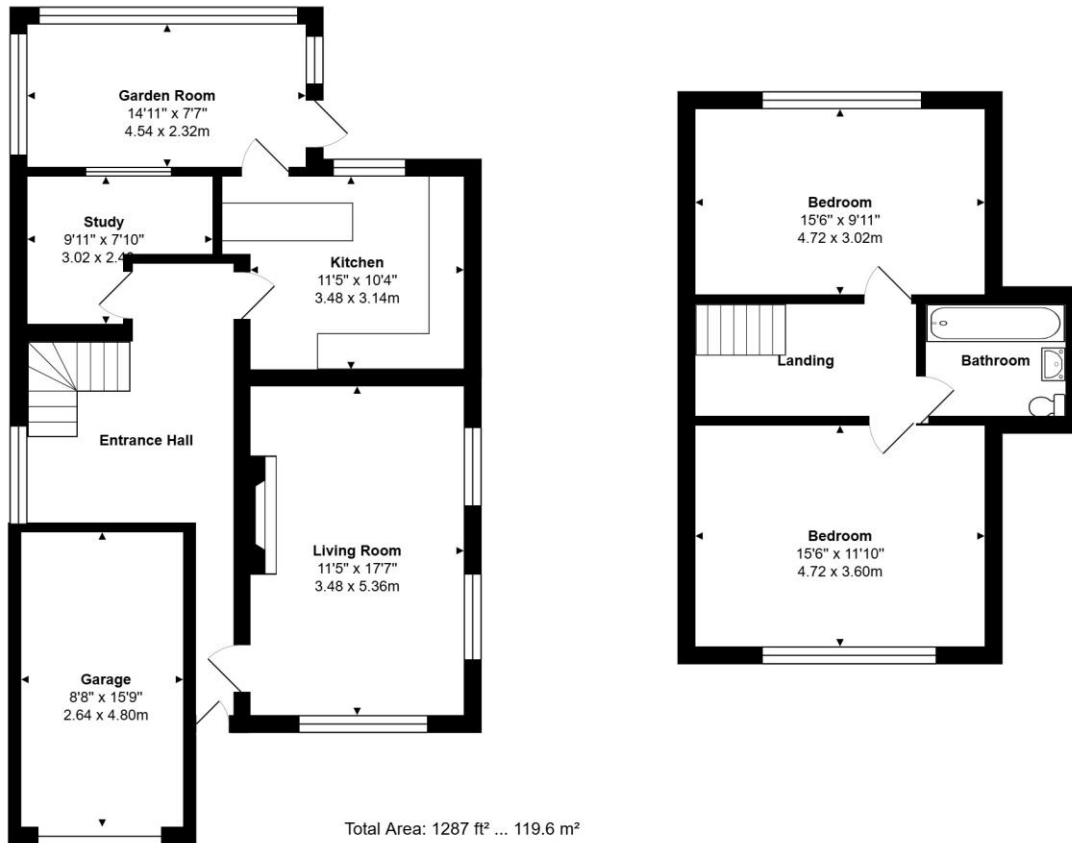
BACK GARDEN

DRIVEWAY

GARAGE



Picture this...



This is the ideal property to come home to after a long day! Relaxing in your private rear garden whilst enjoying a few drinks in the sun...could there be a better way to switch off?

Why not take a short walk down to the Harbour and really soak up the picturesque views and surroundings Bosham has to offer? Explore the wide range of pubs, restaurants and coffee shops on offer. This village really is known for its

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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