



102 Blackboy Lane, Fishbourne, PO18 8BH

Guide Price £345,000







# 102 Blackboy Lane, Fishbourne

A terraced house in a popular location.

- Chain free
- Terraced house
- Dual sitting/dining room
- Kitchen and utility
- Ground floor shower/WC
- Three bedrooms
- First floor shower/WC
- Large garden
- Viewing recommended

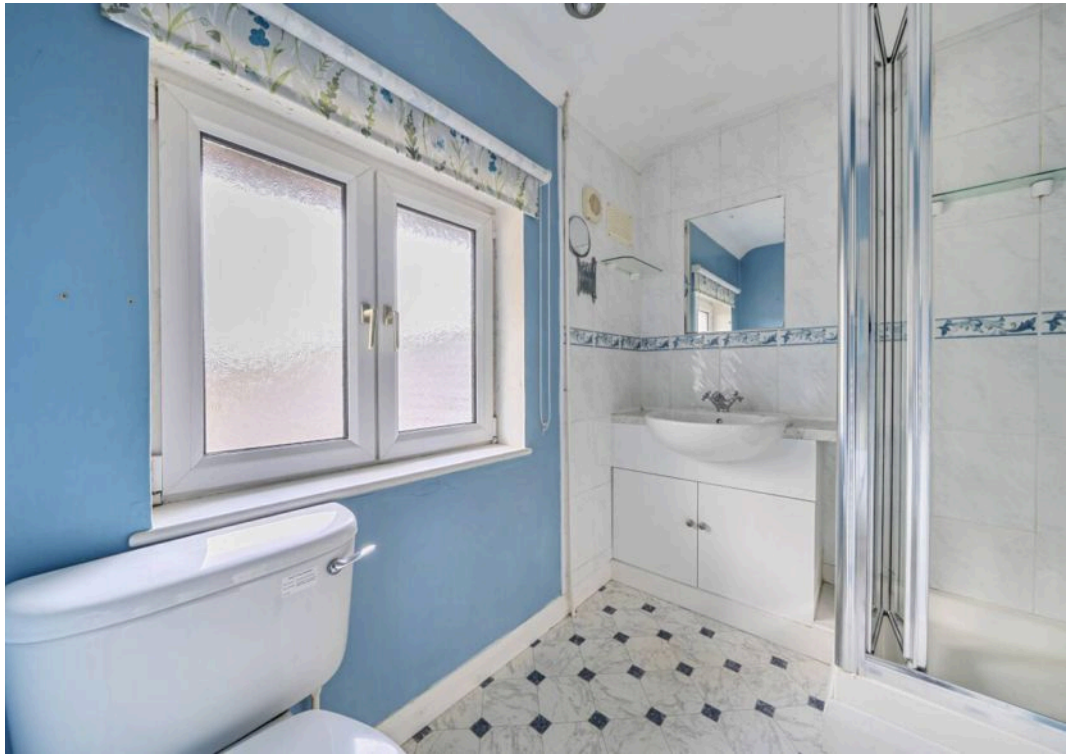
Offered with vacant possession, this charming home features a welcoming porch leading into a bright dual aspect sitting/dining room, with a well-appointed kitchen and useful utility area that flows through to a ground floor shower room/WC. Upstairs, there are three bedrooms, one of which benefits from an extensive range of fitted furniture, together with a first-floor shower room/WC.

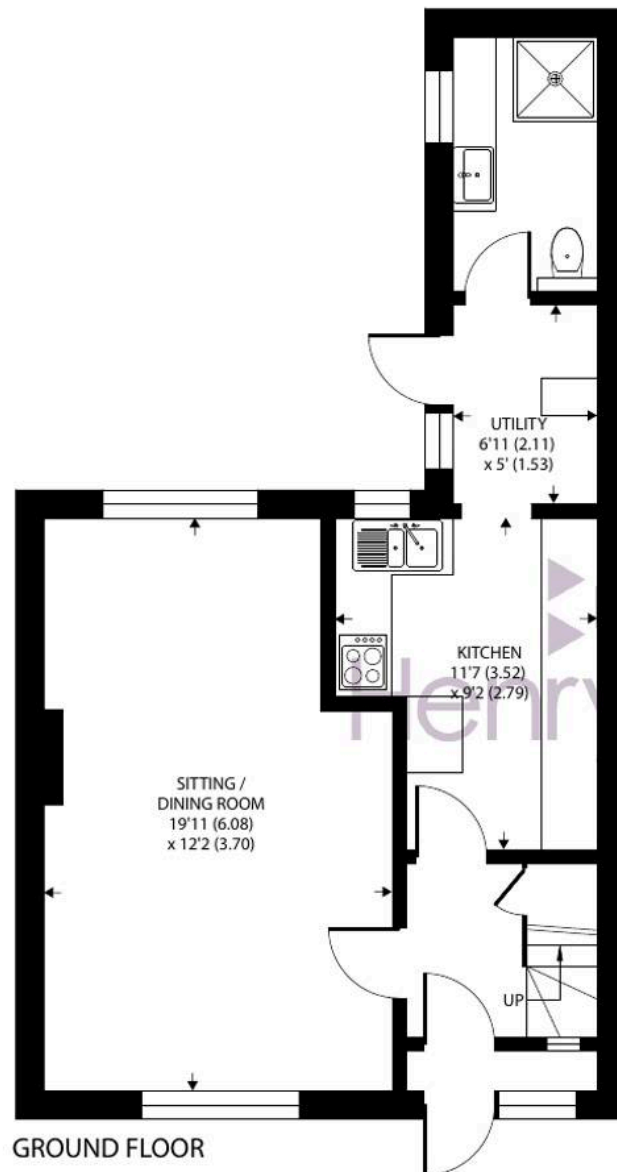
A key highlight is the impressive rear garden, extending well over 100ft and complete with two sheds, providing excellent outdoor space. The property features gas central heating and double-glazed windows, with attractive shutters to the front.

Chichester District Council - 25/26 Tax Band C £2,063.85  
EPC-D









Approximate Area = 901 sq ft / 83.7 sq m

For identification only - Not to scale





**Location** - Blackboy Lane is located within the semi-rural village of Fishbourne situated some two miles west of the cathedral city of Chichester. Fishbourne has plenty of local amenities which include two public houses, a train station, primary school and children's preschool. The Fishbourne centre is a popular community hub and offers a bar and village hall. Bordering the village to the south is Chichester Harbour, accessed from the village via Fishbourne Meadows which is a popular area with walkers and bird watches. The calm waters of the harbour attract many water sports enthusiasts and sailors throughout the year with the sailing hubs of Bosham and Dell Quay both located nearby. To the north of Fishbourne are the rolling foothills of The South Downs National Park and the popular Goodwood Estate.

**Directions** - From Chichester proceed in a westerly direction along the A259, signposted Fishbourne/Bosham. On entering Fishbourne turn right onto Blackboy lane. The property is located towards the end of the road on the right. What3words - universal.values.drifting

**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.

To arrange a viewing call 01243 533377 view details online at [henryadams.co.uk](https://www.henryadams.co.uk)

