

CHARLES PECK

Sales • Lettings • Valuers



9 Fraser Row, Fishbourne, PO18 8EG **Asking Price £475,000**

A contemporary, light and well-presented family home with an enclosed, landscaped rear garden, driveway parking and a garage, set within the popular village of Fishbourne.

Entrance hall | Sitting room | Dining room | Kitchen | Study | WC | Four bedrooms
| En suite shower room | Family bathroom | Gas central heating | Double glazing

Rear garden | Garage | Driveway

17 Southgate | Chichester | West Sussex | PO19 1ES

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Location

Fishbourne is 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 within the popular Goodwood Estate.

Accommodation

The south facing accommodation is arranged over two floors. On the ground floor there is an entrance hall which gives access to a dining room (complete with bay window) and a useful study. Moving through the property there is a wc, modern fitted kitchen/breakfast room with access into the garden and a spacious, dual aspect, sitting room also with access into the garden which completes the ground floor. On the first floor there are two en-suite bedrooms, a third double bedroom, a single bedroom and a modern family bathroom.

Entrance hall

Dining room 11'4 x 9'8 (3.45m x 2.95m)

Sitting room 14'10 x 13'0 (4.52m x 3.96m)

Kitchen/Diner 12'11 x 9'5 (3.94m x 2.87m)

WC

Study 9'3 x 7'4 (2.82m x 2.24m)

Bedroom one 14'0 x 8'4 (4.27m x 2.54m)

En suite shower room

Bedroom two 12'5 x 10'4 (3.78m x 3.15m)



Bedroom three 10'0 x 8'5 (3.05m x 2.57m)

Bedroom four 8'4 x 7'11 (2.54m x 2.41m)

Bathroom

Outside

To the rear there is an enclosed, landscaped garden which is mainly laid to lawn and has a large terrace and rear gate which leads to a garage and driveway parking.

Tenure

Freehold

Council tax band

E

General remarks

To view please telephone us on 01243 816666 to make an appointment.

Note

We have not tested any systems or appliances and no warranty as to condition or suitability is confirmed or implied. All measurements are approximate.

Our services

If you would like advice to the value of your house or independent mortgage advice, please contact us on 01243 816666.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B	78	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Fraser Row, PO18

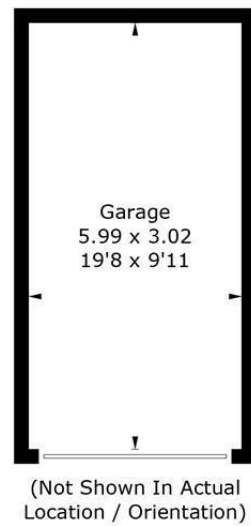
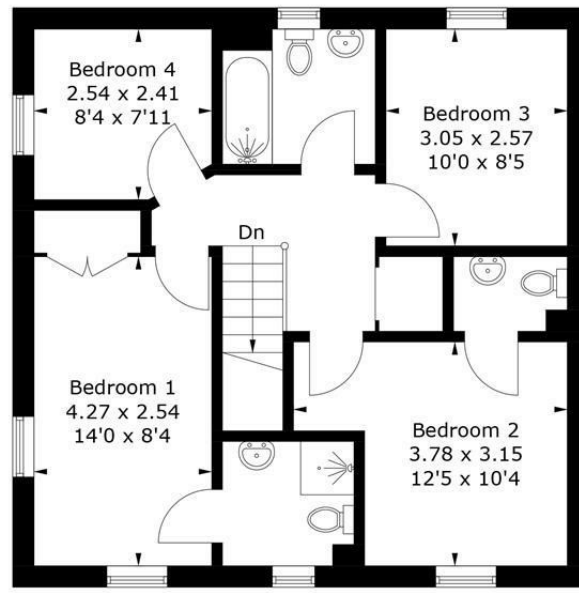
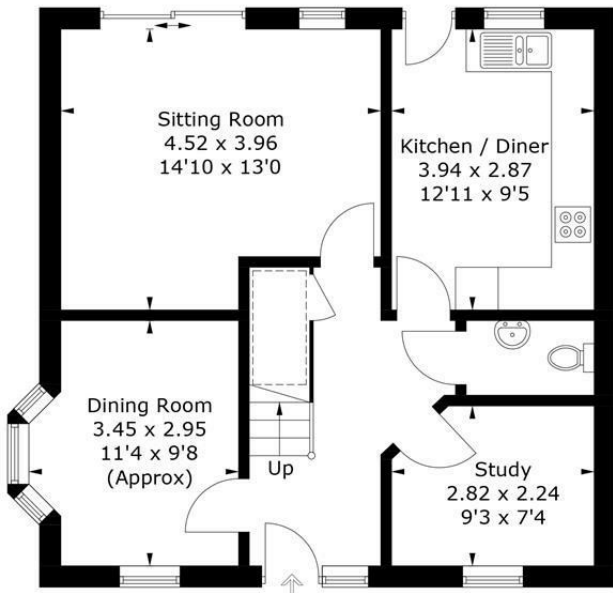
Approximate Gross Internal Area = 114.4 sq m / 1231 sq ft

Garage = 18.0 sq m / 194 sq ft

Total = 132.4 sq m / 1425 sq ft



 = Reduced headroom below 1.5m / 5'0



PRODUCED BY CHARLES PECK

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. (ID1101716)