



Salthill Road, Chichester
West Sussex, PO19



Beyond your expectations

A four bedroom chalet style house situated in Fisbourne.

Hamptons International

35 North Street, Chichester, West Sussex, PO19 1LZ

Sales. 01243 839399

chichester@hamptons-int.com

www.hamptons.co.uk

Entrance Hall | Kitchen/Dining Room | Sitting Room | Study | Family Room | Cloakroom |
Ground Floor Bedroom | Bathroom | Conservatory | Three First Floor Bedrooms | Shower Room |
Outside Cabin With Two Rooms | Kitchen Area and Shower Room | Garden | Double Integral Garage

Guide Price £850,000 Freehold

Description

A well presented four bedroom detached chalet style property situated in the village of Fishbourne and set in a plot of just under half an acre. The accommodation comprises an enclosed entrance porch, entrance hall, with a central staircase and mezzanine, a double aspect sitting room with a feature fireplace, a family room, conservatory, a kitchen/dining room with a utility area. A ground floor bedroom and bathroom along with a separate cloakroom. There is also a rear lobby adjoining the double integral garage and a cloakroom. To the first floor there are three bedrooms and a shower room.

Outside

To the front of the property there are iron gates leading to the brick paved driveway, with parking for several vehicles. There is an area of lawn to one side and gates leading to the rear garden. The rear west facing garden is mainly laid to lawn with flower and shrub borders. There is also self contained timber cabin which comprises of two rooms a kitchen area and shower room.

Location

The property is situated in the popular village of Fishbourne and is just a short distance from Fishbourne CE Primary School and The Fishbourne Centre which offers 17 acres of Playing Field, including cricket and football pitches, tennis courts, a croquet lawn, a bowling green, a multi-sport court and a secure

children's play area. There is a cycle path through to Chichester which offers an array of shops, restaurants and other facilities including a mainline railway station and hospital. From Fishbourne you can also head West along the A259 into Bosham, which is hugely popular with sailing and water sports. The nearby Goodwood Estate offers a host of sporting and entertainment events such as Festival of Speed and horse racing.



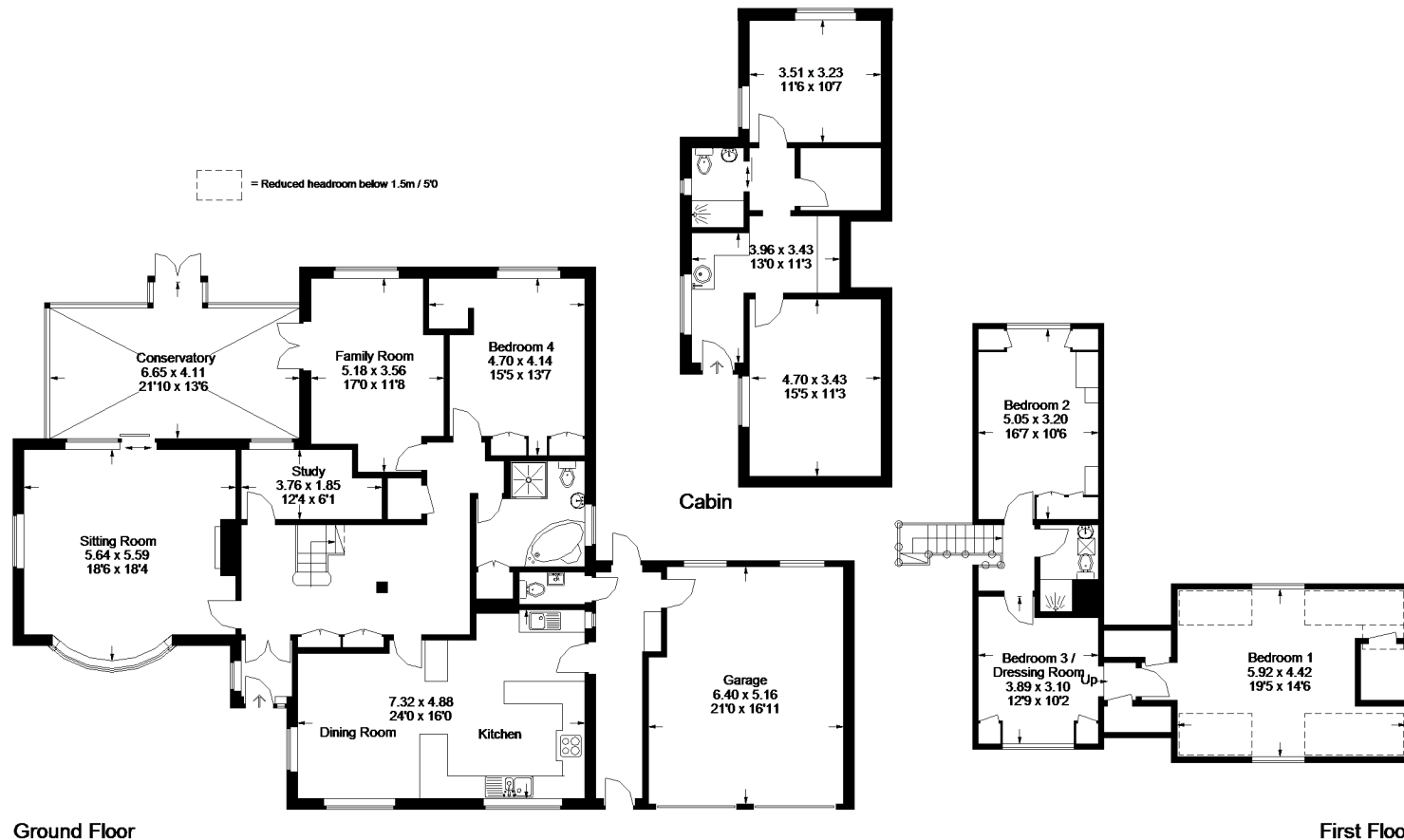
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	55	65
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The Beeches, Salthill Road, Chichester

Approximate Gross Internal Area = 283.6 m / 3053 sq ft

Cabin = 48.7 sq m / 524 sq ft

Total = 332.4 sq m / 2578 sq ft



FLOORPLANZ © 2016 0845 6344080 Ref: 168196

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

