

53 Caspian Close, Fishbourne, PO18 8AY

Guide Price £395,000

Henry Adams
estate agents









53 Caspian Close, Fishbourne

- End of terrace house
- Modern kitchen
- Modern Shower room/WC
- Four bedrooms
- Modern en-suite bathroom/WC
- Garage, EV charger and parking
- Viewing recommended

This modern end-of-terrace town house is situated in Caspian Close, a popular development on the northern fringe of Fishbourne. The property offers well-presented and well-proportioned accommodation, with a number of notable features including a west-facing garden, a large rear conservatory and a garage conveniently located nearby.

The accommodation has been thoughtfully reconfigured and includes a refitted kitchen, now open plan to the sitting room, with the conservatory leading directly from this space. A modern ground-floor shower room/WC has also been created off the entrance hall creating convenience.

On the first floor, there are three bedrooms with bedroom two benefitting from fitted wardrobes. The principal bedroom occupies the second floor and benefits from fitted wardrobes and a refitted en-suite bathroom/WC.

The garden is designed for low maintenance and is predominantly paved, with raised flower beds bordering the perimeter. To the front of the property there is a parking space with EV charger and an additional space available in front of the nearby garage.

Chichester District Council - 26/27 Tax Band E £2,977.38
EPC-C

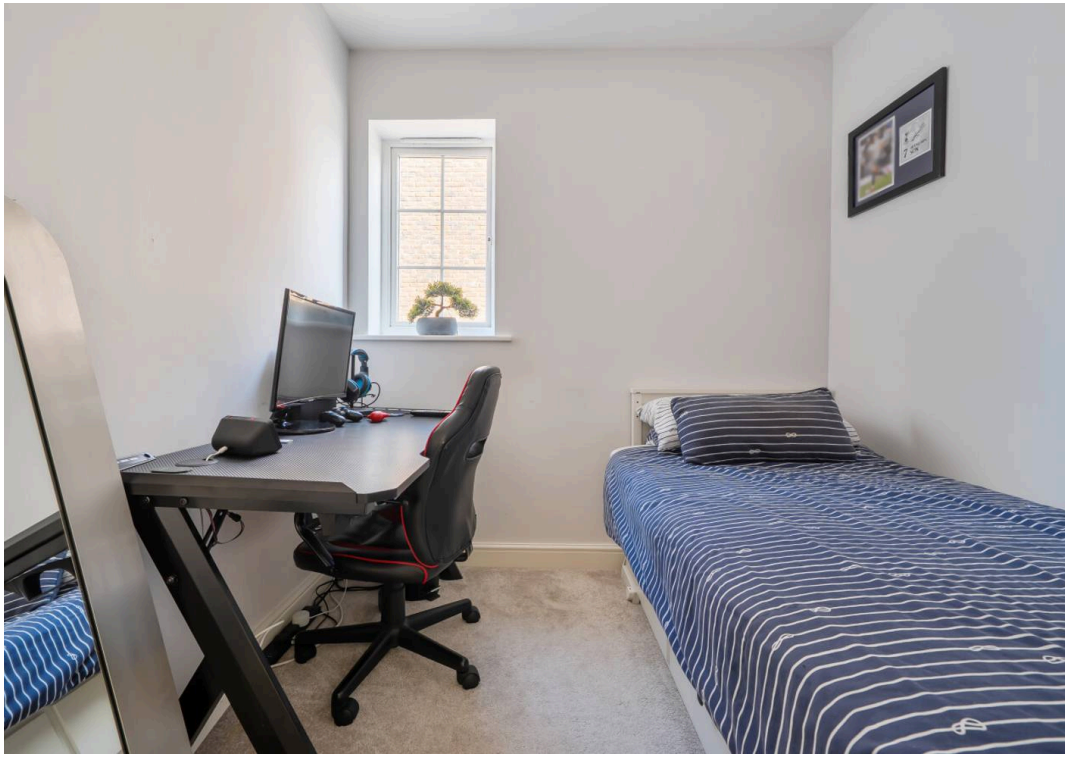




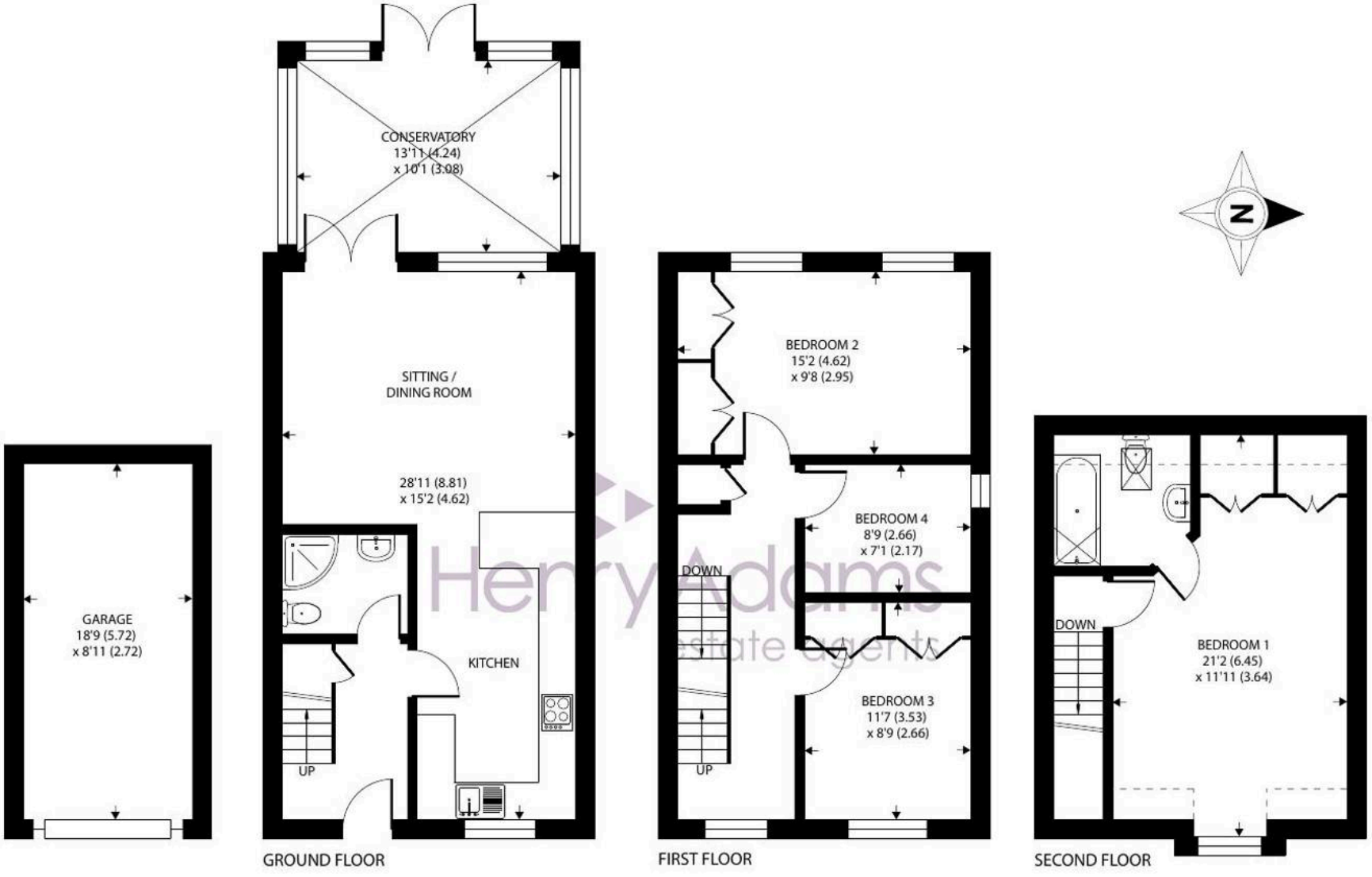












Approximate Area = 1329 sq ft / 123.4 sq m
Limited Use Area(s) = 38 sq ft / 3.5 sq m
Garage = 167 sq ft / 15.5 sq m
Total = 1534 sq ft / 142.5 sq m
For identification only - Not to scale

Location - Within the village of Fishbourne there many local amenities including two good public houses and a bus service to Chichester. There are playing fields which incorporate a bowling club, tennis courts, village club with bar, cricket pitch, croquet club and children's play area. There is also a village school, renowned Roman Palace, railway halt and bus links to outlying areas. Nearby is a large Tesco's superstore, Waitrose and sport centre whilst the cathedral city of Chichester offers excellent high street shopping, many fashionable restaurants, cafes and bars, Pallant House gallery and Festival Theatre. There are excellent sailing facilities around Chichester Harbour and water sports from the beaches at West Wittering. The area is a paradise for wildlife enthusiasts, with beautiful walks and cycle tracks over the South Downs and around the harbour. Nearby is the mill pond leading to walks around the harbour and across the water meadows to Dell Quay.

Directions - Proceed west on the A259, into the village of Fishbourne and turn right into Salthill Road (signposted Roman Palace). Continue over the level crossing and after approximately quarter of a mile turn left into Clay Lane. Take the second left into Caspian Close, number 53 is towards the end on the right opposite the central greensward and pond. What3words - dividers.wardrobe.founding

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





