

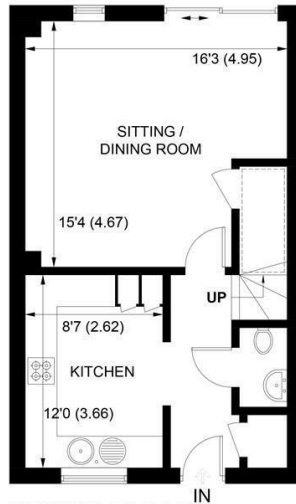


Sims Williams

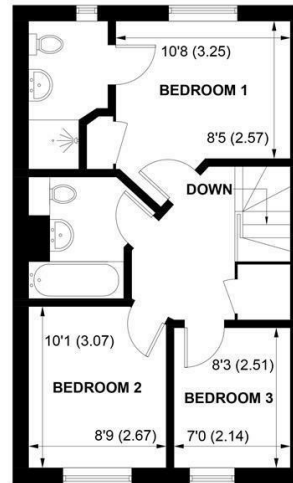


8 CUCKOO FIELDS, FISHBOURNE, WEST SUSSEX, PO18 8EF

 = REDUCED HEADROOM BELOW 1.5M / 5'0"



GROUND FLOOR



FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 905 SQ FT / 84.1 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2019 ©
Produced for Sims Williams

£1,400 PCM

8, CUCKOO FIELDS,
FISHBOURNE,
WEST SUSSEX, PO18 8EF

- Beautifully Presented House
- Cloakroom
- Fitted Kitchen/Dining Room
- Westerly Facing Sitting Room
- Master Bedroom With Shower
- 2 Further Bedrooms
- Family Bathroom
- Westerly Facing Garden
- Garage And Carport
- Available September 2021

EPC RATING

Current = C

Potential = B

COUNCIL TAX BAND

Band = D

The house has been very well looked after by the current owners and is approached by a footpath to the front door. The hallway has oak flooring and a cloakroom and further doors to both the kitchen and sitting/dining room. The kitchen has a range of fitted cupboards and drawers incorporating built in oven hob and extractor. There is a dishwasher and washer dryer as well as a larger style fridge/freezer. The sitting room has oak flooring with French doors leading out onto the westerly facing rear courtyard gardens.

The first floor has a master bedroom with shower room en suite. There are 2 further bedrooms and a family bathroom. The spacious landing with a loft access and retractable ladder and which is partly boarded.

There is an airing cupboard with slatted shelving and heater.

The rear gardens have been imaginatively designed and have a lovely westerly facing aspect. There is an electrically operated awning running across the back of the house. The gardens are hard landscaped with shingle and paving and enclosed within a fenced boundary.

A single garage lies adjacent to the property with the carport opposite and both are approached by a garden gate from the rear garden. N B One small pet will be considered.

Fishbourne is a popular village, situated just to the west of Chichester. It has a primary school, some public houses and a good community feeling, as well as a railway station. Chichester has an excellent range of shops and restaurants and there are cultural amenities such as the Festival theatre and Pallant House Gallery.

Application and Fees Holding Deposit – capped at One weeks rent Paid by you to reserve the Property. This will only be retained by us if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/or Deed of Guarantee) within 15 calendar days.

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