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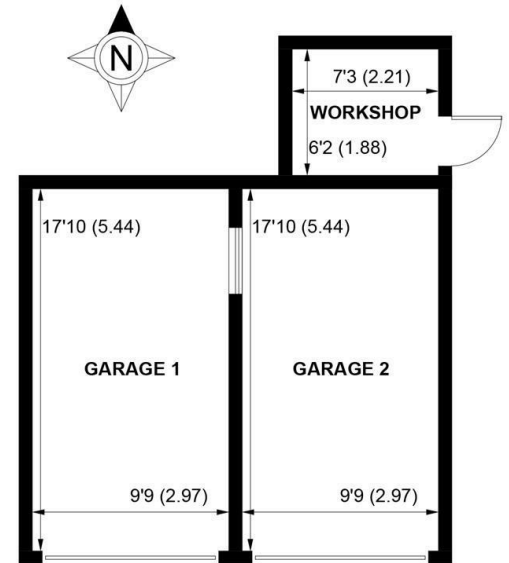
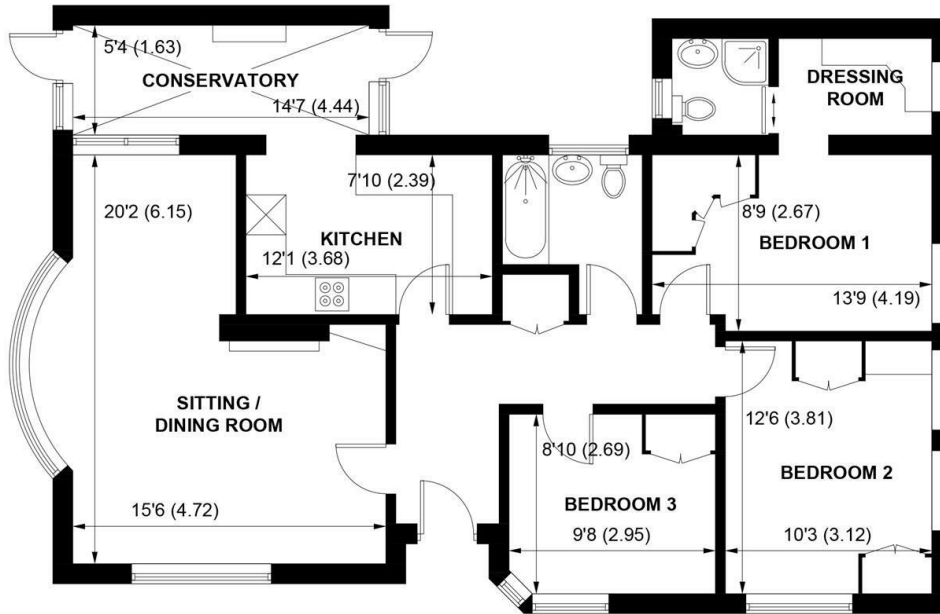
Sims Williams



43, DEESIDE AVENUE, FISHBOURNE, CHICHESTER, PO19 3QF







(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)

**APPROXIMATE GROSS INTERNAL AREA = 1058 SQ FT / 98.3 SQ M**

**GARAGES / WORKSHOP = 408 SQ FT / 37.9 SQ M**

**TOTAL = 1466 SQ FT / 136.2 SQ M**

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2021 ©

Produced for Sims Williams

# £495,000 Freehold

43, DEESIDE AVENUE,  
FISHBOURNE CHICHESTER,  
, PO19 3QF

- Large Corner Plot
- Double Garage
- Conversion Potential
- Chain Free
- Popular Village Location
- Close To Train Station
- Two Bathrooms
- Master Suite

## EPC RATING

Current = D  
Potential = C

## COUNCIL TAX BAND

Band = E

Attractive detached bungalow occupying a large corner plot within a highly sort after close in the village of Fishbourne which lays just to the west of Chichester. The property offers spacious accommodation with large principle rooms and conversion potential with a substantial loft space available. The bungalow is offered chain free.

The property is approached by a lengthy brick paved driveway with ample parking for multiple vehicles. To the left as you enter is the L shaped living dining room with fireplace and bay window over looking the garden. Adjacent is the fitted kitchen with units at base and eye level, space for appliances and an offset garden room with rear access via patio door.

There are three well proportioned bedrooms with the master suite enjoying use of fitted wardrobes, dressing room and ensuite shower. A fully tiled family bathroom with shower over bath services the other two bedrooms.

Externally there are well tended wrap around gardens to the west and south enjoying plenty of sun throughout the day. There is a considerable double garage which stretches back nearly 18ft in length offering further conversion potential and could make for a fantastic annexe or home studio.

The property is offered chain free and whilst it is in need of some cosmetic modernisation has been very well maintained on the whole. Corner plots like these are rare to the market and an early viewing is advised.

Fishbourne is highly popular with all types of buyers. There is a primary school, two public houses, a church and village tennis club. It is within the catchment area of secondary schools in Chichester and there is a train station. Chichester itself offers a wide range of shops, restaurants and amenities, as well as the Festival Theatre and Pallant House Gallery.

## Disclaimer...

As the seller's agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property or issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.

From Chichester, proceed west on the A259. Having entered the village of Fishbourne, proceed past the Bull's Head public house and then turn right into Salthill Road. Continue over the railway crossing and you will see the turning to Deeside Avenue on the right hand side.







