



17 Caspian Close, Fishbourne, PO18 8AY

Guide Price £410,000

 **Henry Adams**
estate agents



17 Caspian Close, Fishbourne

A stylish town house with open plan living and elegant finishes.

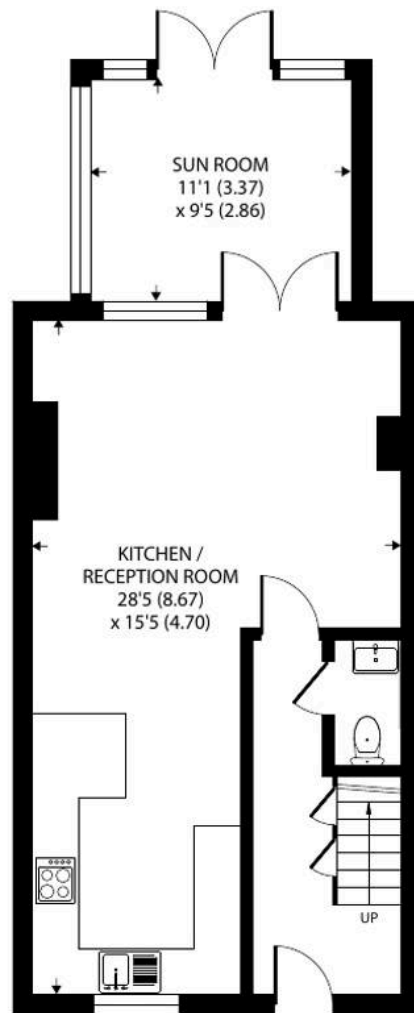
- A mid terraced house
- Open plan kitchen/reception room
- Sun room
- Two first floor bedrooms and bathroom
- Second floor principal bedroom with en-suite
- Private rear garden
- Single garage
- Parking

Set on the edge of Fishbourne village with a charming outlook over a central green and pond, this beautifully presented town house offers contemporary open-plan living on the ground floor and three spacious double bedrooms arranged over three well-designed floors, all thoughtfully finished with characterful touches.

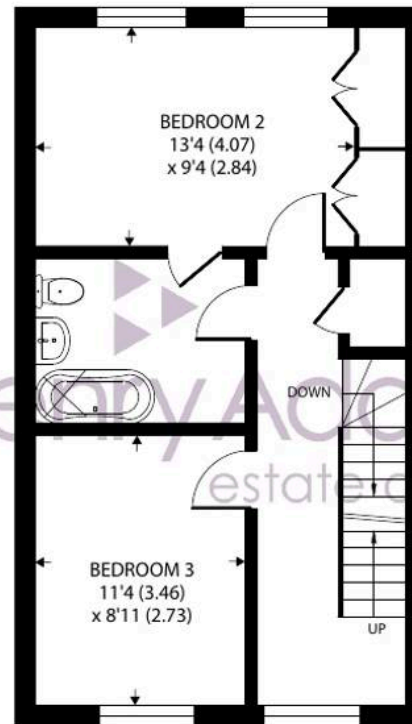
The ground floor features a spacious open-plan kitchen/dining and living area with modern décor, flowing into a bright sun room that opens onto a sunny east-facing garden, ideal for entertaining or relaxing with family. On the first floor are two well-proportioned double-bedrooms and a beautifully styled Jack and Jill bathroom, which serves both as the family bathroom and an en-suite to the second bedroom. This bathroom is finished with classic Victorian-inspired details, adding a timeless sense of charm. The top floor is dedicated to a generous principal bedroom and a sleek, private en-suite shower room with natural light from a Velux window.







GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Approximate Area = 1297 sq ft / 120.4 sq m
 Limited Use Area(s) = 26 sq ft / 2.4 sq m
 Total = 1323 sq ft / 122.8 sq m

For identification only - Not to scale



Outside - The home includes a cottage style front garden, a private rear garden with gated access and a large single garage with additional parking located in a nearby courtyard. This is a wonderfully balanced home offering style, space and practicality in a desirable village setting.

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, children's play area and pre school. 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.

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 and at the green follow the road to the left and No 17 is on the after a short distance.

What3words - existence.divide.painter

Chichester District Council - 25/26 Tax Band E £2,837.80 epc-C

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

