



108 Blackboy Lane, Fishbourne, PO18 8BL

Guide Price £385,000

 **Henry Adams**  
estate agents







# 108 Blackboy Lane, Fishbourne

Set on a quiet, popular road in Fishbourne with partial farmland views.

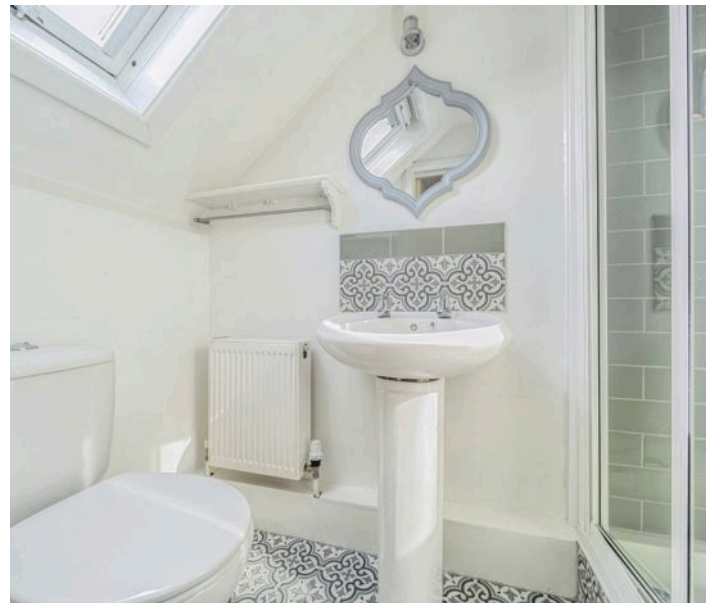
- Semi-detached chalet style property
- Versatile accommodation
- Sitting room
- Modern kitchen
- Dining room/bedroom three
- Ground floor bathroom/WC
- Two first floor bedrooms
- First floor shower/WC
- Beautiful rear garden
- Driveway

This beautifully updated semi-detached chalet-style home offers well-presented, versatile accommodation and a superb rear garden stretching approximately 120 feet.

The ground floor features a modern fitted kitchen with breakfast bar, a spacious reception room with feature log burner, a double bedroom or second reception and a contemporary bathroom. Upstairs are two further bedrooms, one double and one single plus a stylish shower room.

Outside, there's ample driveway parking for at least four vehicles. The large, private rear garden includes a generous patio, lawn, shed, and workshop—ideal for families, entertaining, or hobbies.

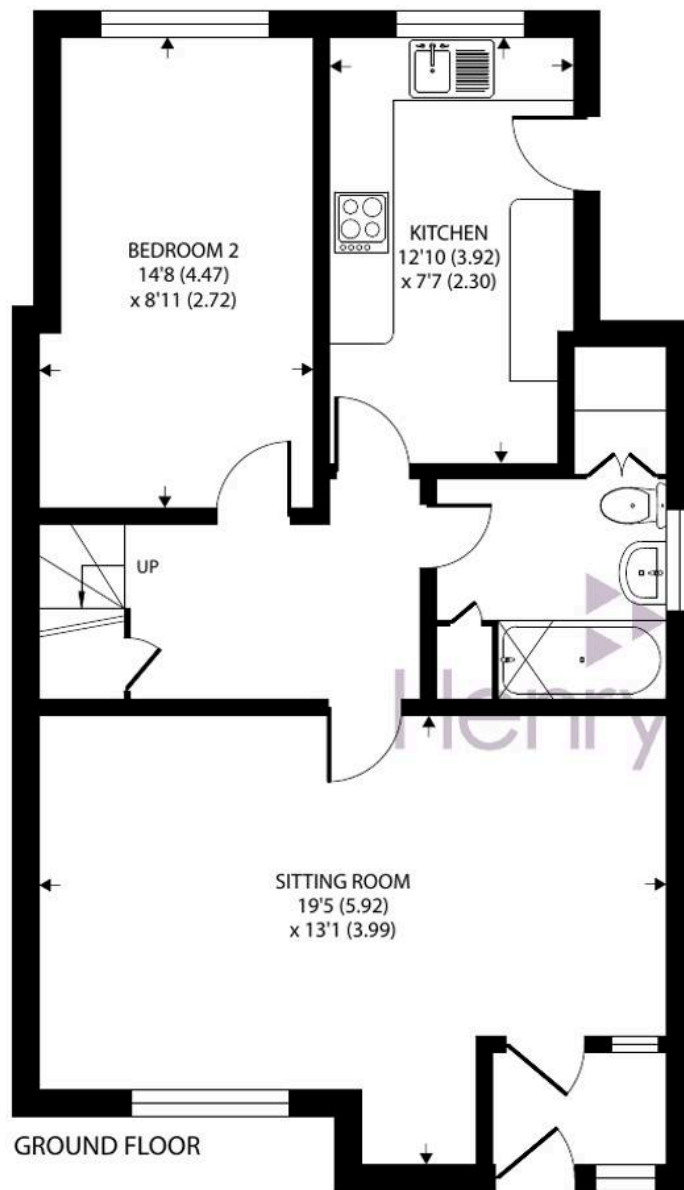
A fantastic opportunity in a desirable location, an early viewing is highly recommended.











Approximate Area = 914 sq ft / 84.9 sq m  
 Limited Use Area(s) = 23 sq ft / 2.1 sq m  
 Total = 937 sq ft / 87 sq m

For identification only - Not to scale



**Location** - The property is close to many local amenities including two good public houses and a bus service to Chichester. Within the village of Fishbourne 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. Nearby is the mill pond leading to walks around the harbour and across the water meadows to Dell Quay.

**Directions** - From Chichester proceed in a westerly direction along the A259, signposted Fishbourne/Bosham. On entering Fishbourne turn right onto Blackboy lane. The property is located towards the end of the road on the right. What3words - arose.unfolds.comment

Council Tax- Band D £2,321.84 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](http://henryadams.co.uk)

