



3 Tanglewood, Fishbourne, PO19 3FA

Guide Price £465,000

### 3 Tanglewood, Fishbourne

A bright and spacious semi-detached bungalow situated in a popular village to the west of Chichester.

- Bright versatile accommodation
- Recently redecorated
- New carpets
- Most rooms south facing
- Sunny dual aspect sitting room
- Open fireplace
- Modern kitchen and bathrooms
- Parking for two cars
- No onward chain

Situated in a sought-after non-estate location in the popular village of Fishbourne, this attractive semi-detached bungalow offers bright and versatile accommodation just one and a quarter miles west of Chichester.

The property is conveniently located only a third of a mile from Fishbourne train station, making it ideal for commuters. The property has recently had new carpets and been redecorated.

The accommodation features a traditional entrance hall leading to a sunny, dual aspect sitting room with an open fireplace. This welcoming space flows seamlessly into a modern open-plan kitchen/dining room, beautifully fitted with contemporary grey-fronted units, contrasting worktops and a breakfast bar. Integrated appliances include an electric oven, ceramic hob, and microwave.



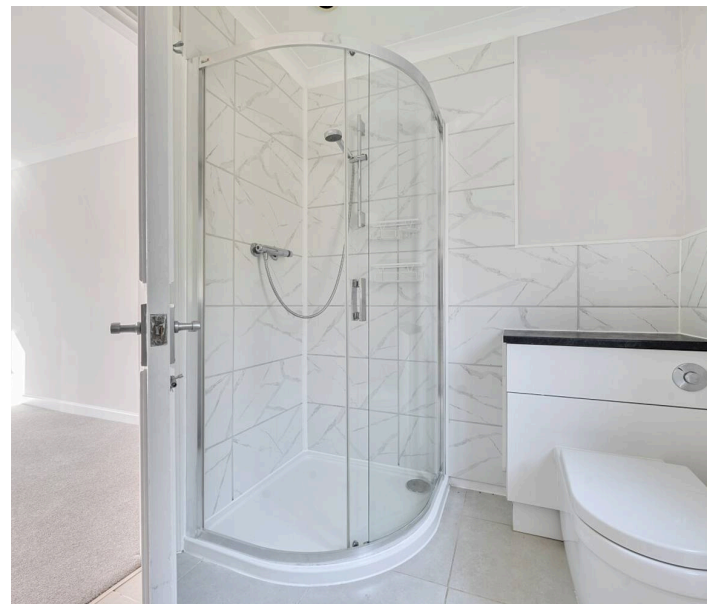
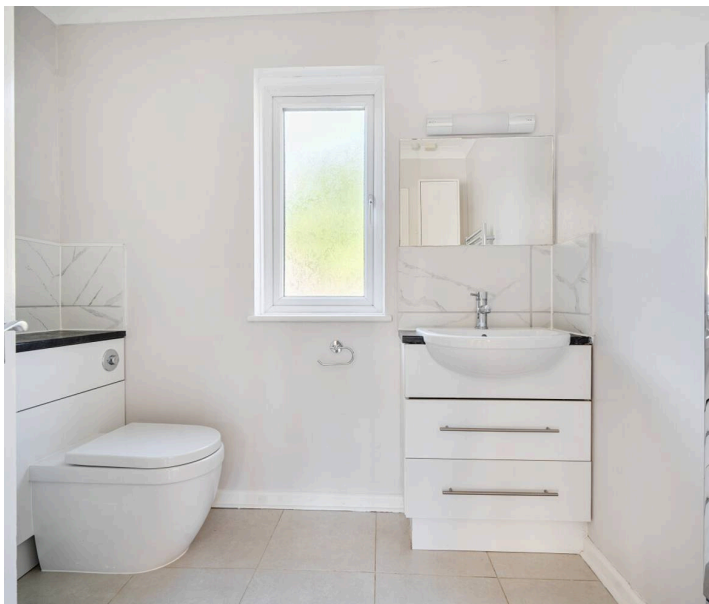


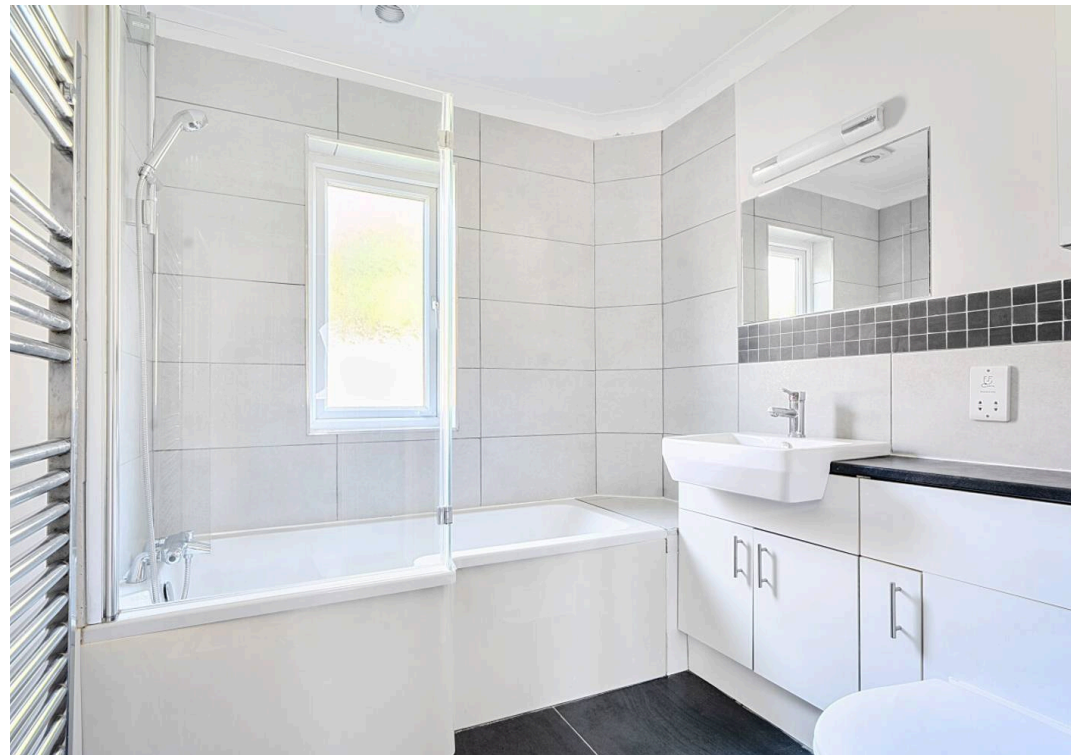
There are three well-proportioned bedrooms, with the principal bedroom benefitting from an en-suite shower room. A separate family bathroom serves the remaining bedrooms.

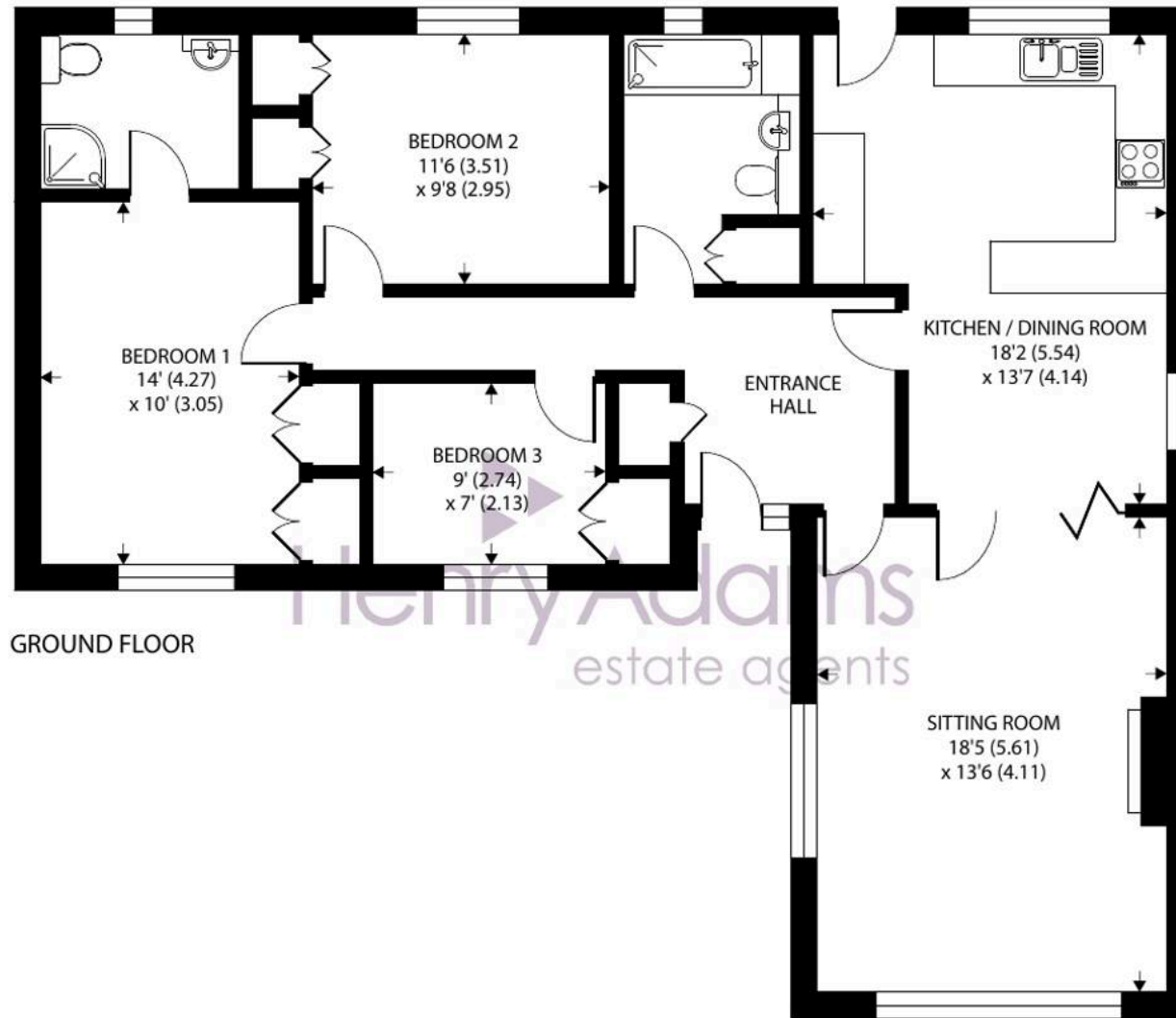
Most rooms enjoy a south-facing aspect, flooding the interior with natural light.

Outside, the property is approached via a shared driveway serving just two other homes, with allocated parking for two vehicles. The open-plan front garden features a low-maintenance synthetic lawn and a large shed. The rear garden, also laid with synthetic lawn for easy upkeep, measures approximately 48' x 15'.

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







GROUND FLOOR

Approximate Area = 1101 sq ft / 102.3 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, the Fishbourne Centre is a community hub open to all with a bar and catering facilities and has playing fields which include cricket and football pitches, tennis courts, a croquet club, a bowling green, a multi-sport court and a secure 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. Adjacent is the mill pond leading to walks around the harbour and across the water meadows to Dell Quay.

**Directions** - Proceed west on the A259 and on entering Fishbourne, the shared driveway is on the right before the turning to Salthill Road (signposted station and Roman Palace). Number 3 is in the right hand corner. what3words - shrimps.gains.dreamers

**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)

