



## Mermaid Cottage, Main Road, Fishbourne, PO18 8BD

Guide Price £375,000

# Mermaid Cottage

Fishbourne, Chichester

- Period cottage
- Grade II listed
- Three bedrooms
- Two reception rooms
- Garage
- Viewing recommended

The well-presented accommodation is both bright and welcoming. An entrance hall, accessed from the rear garden, leads into the cosy sitting room, where an attractive inglenook-style fireplace with a wood-burning stove provides a wonderful focal point.

A separate dining room flows seamlessly into the fitted kitchen, creating an ideal space for everyday living and entertaining. The ground floor is completed by a family bathroom.

Upstairs, the cottage offers three well-proportioned bedrooms, comprising two generous doubles and a comfortable single, all enjoying the charm and character synonymous with a home of this period.





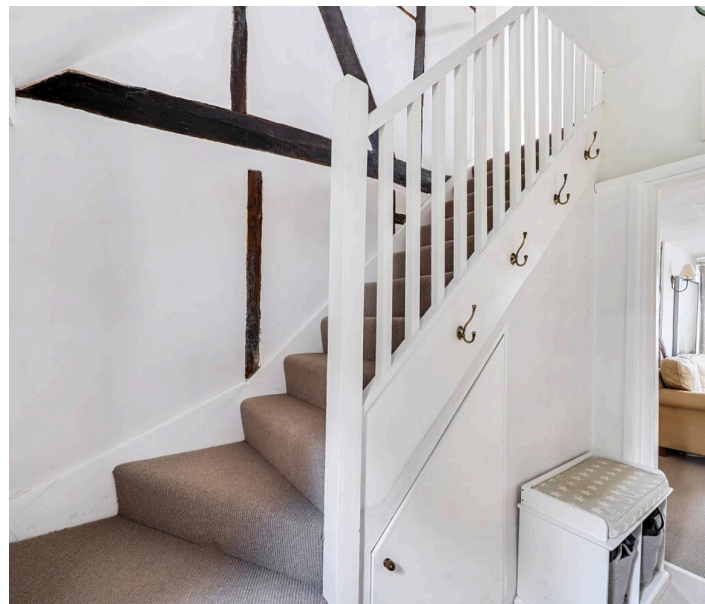
A truly charming Grade II listed period cottage, offering three bedrooms in the highly sought-after village of Fishbourne, approximately two and a half miles west of the historic cathedral city of Chichester.

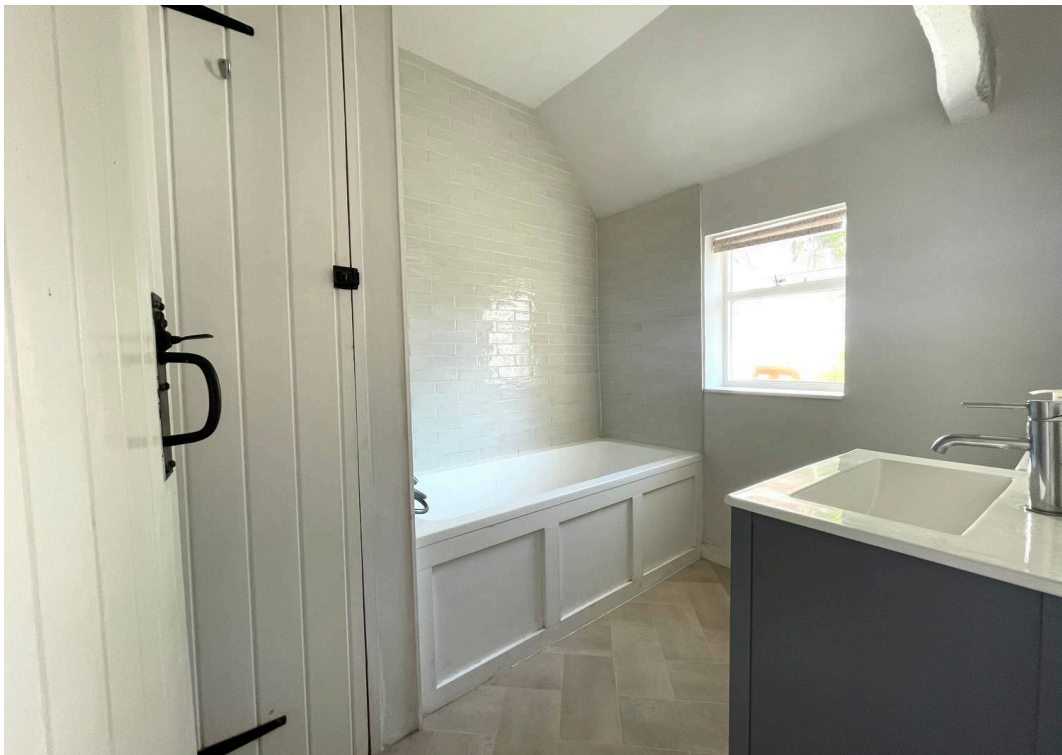
Brimming with character and timeless appeal, this delightful home showcases a wealth of original features, including exposed timber beams, low ceilings and traditional cottage doors, all combining to create a warm and inviting atmosphere.

Outside, the enchanting English cottage garden is beautifully established, featuring a small lawn, borders, a paved seating terrace and a winding brick pathway leading to the rear gate.

Beyond lies the private parking area, where the property benefits from a garage (the second garage from the right).

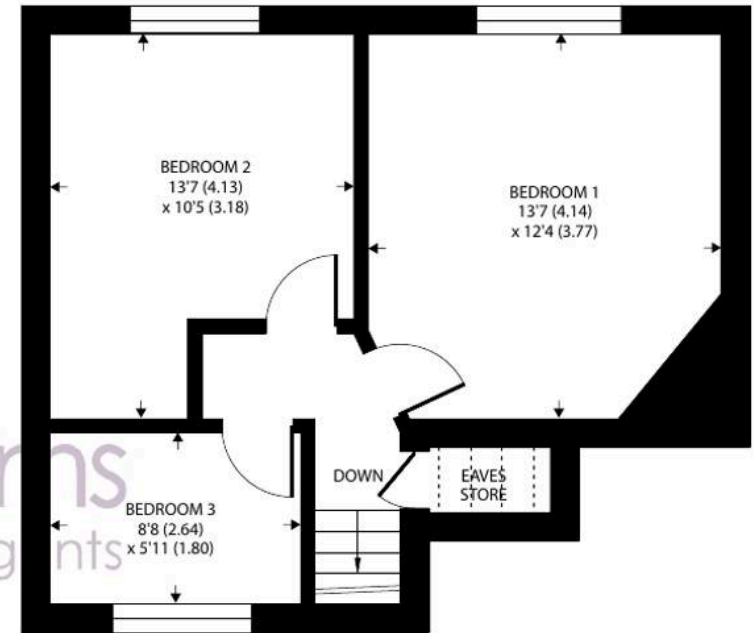
Chichester District Council - 26/27 Tax Band D £2,436.03 EPC-F







GROUND FLOOR



FIRST FLOOR

Approximate Area = 892 sq ft / 82.8 sq m  
Limited Use Area (s) = 16 sq ft / 1.4 sq m  
Garage = 125 sq ft / 11.6 sq m  
Total = 1033 sq ft / 95.8 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. Adjacent 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 pass the turning right into Salthill Road (signposted Roman Palace) and Blackboy Lane (signposted The Fishbourne Centre). The property is immediately on the right. What3words - liquids.wrist.rumbles

**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)

