



10 Gilpin Close, Chichester, PO19 3QW

Guide Price **£375,000**

10 Gilpin Close, Fishbourne

A detached bungalow tucked away in a small and mature cul-de-sac.

- Detached bungalow
- Two/three bedrooms
- Cul-de-sac location
- About ¼ mile from train station
- About ½ mile from the foreshore
- Private drive and single garage
- No forward chain

A two/three-bedroom detached bungalow, tucked away in a small and mature cul-de-sac in the heart of this highly regarded village, approximately two and a half miles west of Chichester.

The bright and spacious accommodation comprises an entrance lobby, cloakroom, generous sitting room, kitchen, rear garden lobby, and a separate dining room which could also serve as a third bedroom. There are two further bedrooms and a modern shower room.

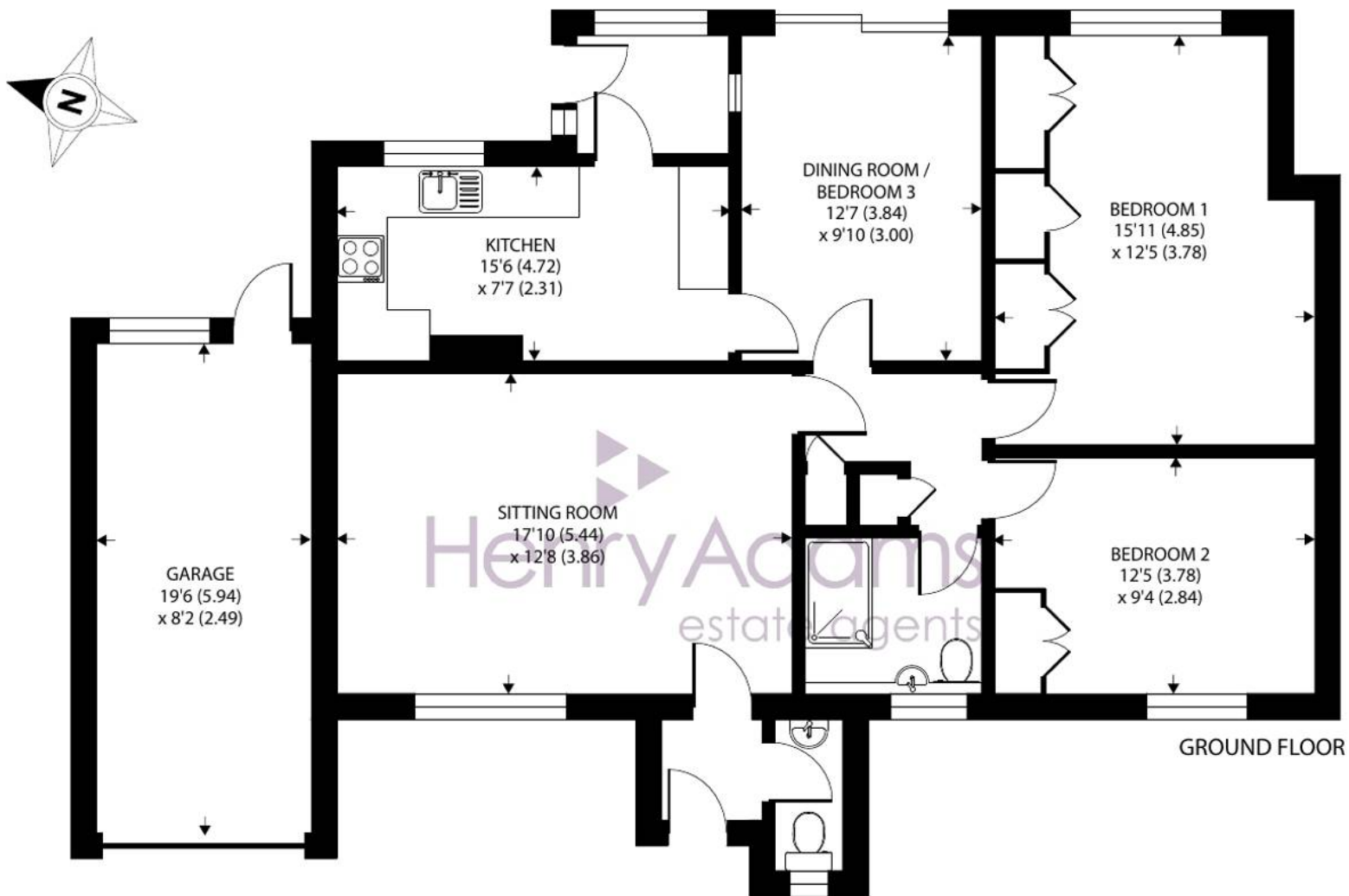
Outside, the rear garden has been thoughtfully hard landscaped for low maintenance, while the front garden is mainly laid to lawn and is enveloped by a maturing hedge, providing an attractive degree of screening and privacy. A private driveway provides off-road parking and leads to the attached single garage.

The property is offered for sale with no onward chain.

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







Approximate Area = 985 sq ft / 91.5 sq m
 Approximate Area = 160 sq ft / 14.8 sq m
 Total = 1145 sq ft / 106.3 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 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 west on the A259. On reaching Fishbourne, turn right into Salthill Road. Take the second turning on the right into Roman Way (signposted to Fishbourne Roman Place) and take the first turning right into Gilpin Close. Number 10 is on the left.

What3words – refrained.landlady.deprive

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

