9 CUCKOO FIELDS

CHICHESTER, PO18 8EF

£2,300 PCM

A modern and extended family home with a garage and off road parking located towards the end of a popular cul-de-sac within the semi-rural village of Fishbourne. As you enter on the ground floor there is an entrance hall leading to a dining room (currently used as a play room) with bay window and a useful study also complete with bay window. Further into the property lies a cloakroom and a west facing sitting room with access to the garden via sliding double doors. The kitchen has been skilfully extended and now offers a kitchen/breakfast space with a utility room to the rear. The garden can also be accessed from the breakfast room via double doors. On the first floor, off a central landing there are four bedrooms, the master complete with an en-suite and bedroom two benefiting from a useful w/c. A modern family bathroom completes the first floor accommodation.

Outside to the rear there is a well maintained west facing garden which is mainly laid to lawn

hancock

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Cuckoo Fields, Fishbourne, PO18 8EF

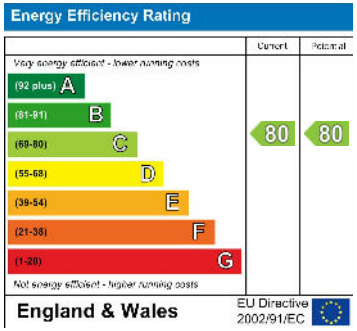
APPROXIMATE GROSS INTERNAL AREA = 1438 SQ FT / 133.6 SQ M
GARAGE AREA = 184 SQ FT / 17.1 SQ M
TOTAL = 1622 SQ FT / 150.7 SQ M

GROUND FLOOR **FIRST FLOOR**

(Not Shown In Actual Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID563232)

Produced for Tod Anstee Hancock



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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