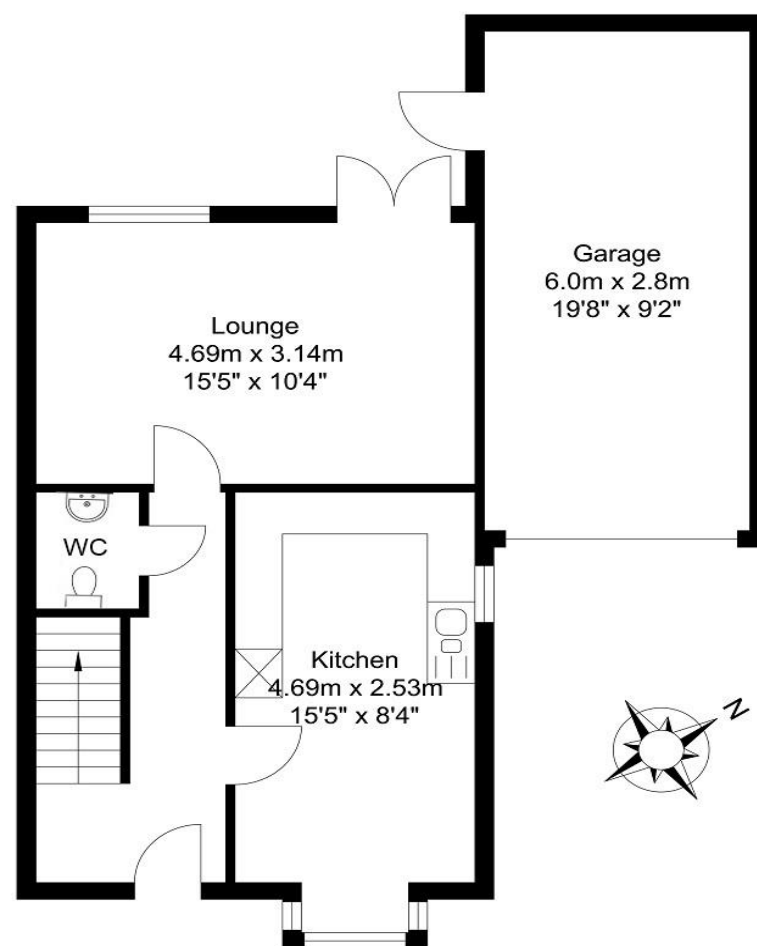
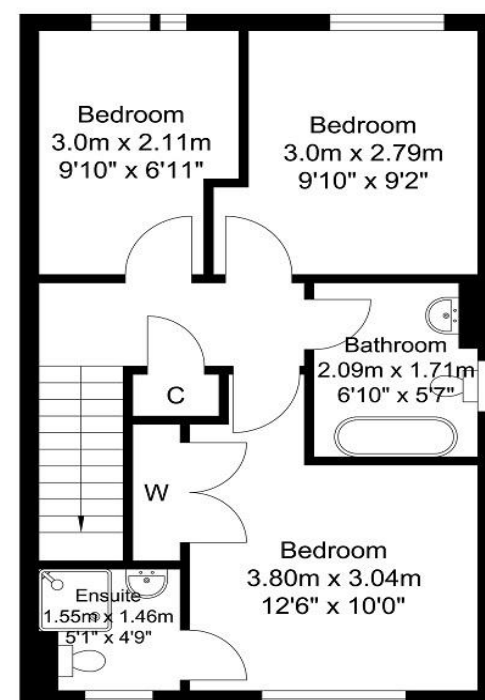


8 Margary Close, Mosse Gardens, Fishbourne, Chichester, West Sussex, PO19 3SD.



Ground Floor
Total Approximate Area
587.27 sq. ft.
(54.56 sq. m)



First Floor
Total Approximate Area
395.25 sq. ft.
(36.72 sq. m)

Total Approximate Area
982.52 sq. ft.
(91.28 sq. m)



| Energy Efficiency Rating | | Current | Potential |
|---|--|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) A | | | |
| (81-91) B | | | |
| (69-80) C | | 75 | 75 |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |

England, Scotland & Wales

EU Directive 2002/91/EC

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|---------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92-100) A | | | |
| (81-91) B | | | |
| (69-80) C | | 75 | 76 |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |

England, Scotland & Wales

EU Directive 2002/49/EC

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An outstanding three-bedroom link detached house located in the popular Fishbourne area of Chichester.



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8 Margary Close, Mosse Gardens, Fishbourne, Chichester, West Sussex, PO19 3SD.

A stylish three bedroom, two bathroom link detached house offered for sale in turn-key, immaculate condition throughout and conveniently located only a short walk from Fishbourne station.

The house offers an excellent living space, flexible and adaptable for growing families and downsizers alike with potential to easily enlarge by way of either adding a conservatory or alternatively by converting part of the garage to create another reception room, snug or home office.

Fishbourne is located just 2 miles west of the historic city of Chichester which offers a wide range of shopping and dining options, there is easy access to the beautiful West Sussex countryside including the nearby South Downs National Park and the stunning coastline at West Wittering or Chichester harbour, nearby are well respected & highly regarded schools both in the state and private sector.

The house has a fair sized rear garden, essentially not overlooked with a sunny west facing aspect, parking is easy with no on street restrictions, two spaces on the driveway plus a large garage.

Come and see why we feel that No.8 is a superb family house offering exceptional value in the market!



Offers in excess of
£359,000
Freehold

Marchwood wish to advise prospective purchasers that we have not checked the service of appliances. These sales particulars have been prepared as a guide only; any floor plan or map is for illustration purposes only. Marchwood for themselves and for the vendors or lessors of this property whose agent they are give notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person representing Marchwood has any authority to make any representation or warranty in relation to this property

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