



Astons
of Sussex
Residential Sales & Lettings



6 Mosse Gardens, Fishbourne, PO19 3PG

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Guide Price £295,000

Tucked away in a quiet residential area and overlooking a green to the front, this well presented two bedroom terraced home is an excellent opportunity for first time buyers or investors looking for a low maintenance and conveniently located property. Offered with no onward chain, the house is ready for immediate occupation.

Upon entering, you're greeted by a welcoming entrance hall leading to a bright and inviting sitting room. This space features doors that open onto the conservatory, creating a seamless flow between indoor and outdoor living. The conservatory, with views over the garden, offers a flexible space for dining, relaxation, or a home office — ideal for modern lifestyles.

The modern kitchen has been updated and is fitted with a range of stylish units and integrated appliances, including a fridge freezer, oven, and hob. There is also a designated space for a washing machine, and the layout has been designed to maximise practicality without compromising on style.

Upstairs, you will find two well proportioned bedrooms with both featuring a range of fitted cupboards and furniture, providing excellent storage and helping to keep the room clutter free. Both rooms have neutral décor and lots of natural light. The bathroom has also been modernised, featuring contemporary fittings, a sleek suite, and attractive tiling – perfect for those seeking a move in ready home.

Outside, the low-maintenance rear garden is a private and manageable space, ideal for those wanting outdoor enjoyment without the upkeep.



Whether you're a keen gardener, love to entertain, or simply enjoy sitting outdoors with a coffee, this garden offers versatility to suit your needs.

The property also benefits from two allocated parking spaces located within the communal parking area, offering convenience for both residents and visitors.

Located within easy reach of local amenities, schools, and transport links, this property offers a fantastic blend of comfort and practicality. Whether you're looking to step onto the property ladder or add a strong-performing asset to your investment portfolio, this home ticks all the boxes.

Early viewing is highly recommended to appreciate everything this chain-free home has to offer.

LOCATION

Fishbourne is the home of the famous Roman Palace a major archaeological site. It has good local schools, a Sports recreation ground offering a variety of activities, Public House, railway station and good bus links to outlying areas. Fishbourne Creek lies in the upper reaches of Chichester Harbour with its delightful walks and water sports. The historic cathedral city of Chichester offers comprehensive shopping facilities and a wide choice of social and recreational activities, all of which are easily accessible through the mainly level pedestrian areas of the beautifully preserved walled City.

Tenure Freehold | **Council Tax** Band C | **EPC** C

Entrance Hall

Kitchen 11'6" (3.51m) x 5'10" (1.78m)

Lounge 13'0" (3.96m) x 11'9" (3.58m)

Conservatory 9'9" (2.97m) x 9'0" (2.74m)

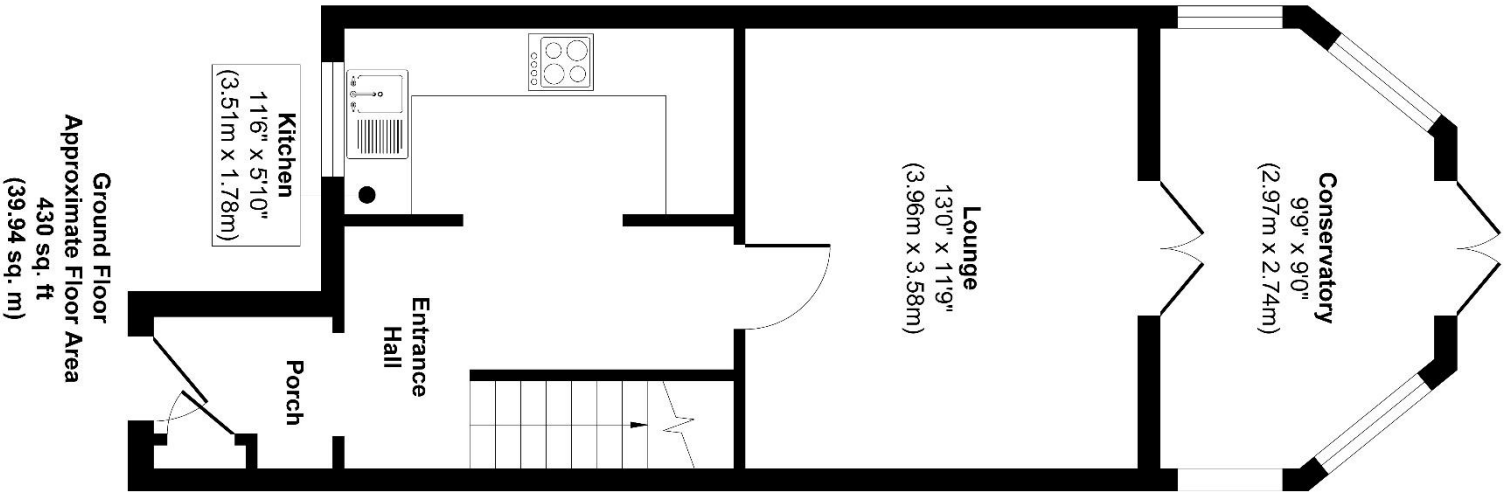
Bedroom 1 11'10" (3.61m) x 8'11" (2.72m)

Bedroom 2 11'9" (3.58m) x 9'2" (2.79m)

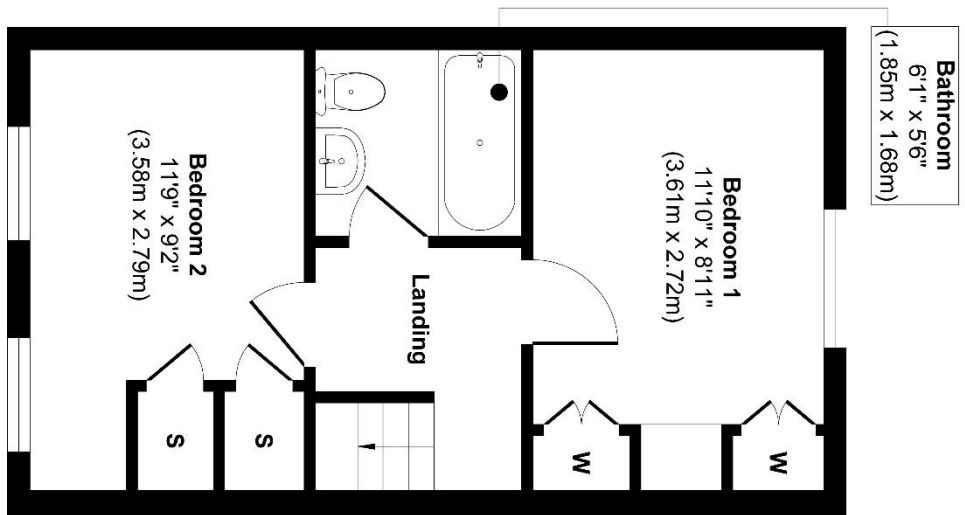
Bathroom 6'1" (1.85m) x 5'6" (1.68m)

Connected to mains water, gas, electricity & drainage. Gas heating to radiators. 2x allocated parking spaces.





Ground Floor
Approximate Floor Area
430 sq. ft
(39.94 sq. m)



First Floor
Approximate Floor Area
304 sq. ft
(28.24 sq. m)

Approx. Gross Internal Floor Area 734 sq. ft / 68.18 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elementis Property

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