



113 Blackboy Lane, Fishbourne - PO18 8BL

Guide Price £695,000 - FREEHOLD



STRIDE & SON

# 113 Blackboy Lane

Fishbourne, Chichester

- Deceptively spacious chalet bungalow with approximately 1,632 sq ft of internal living space, plus a single garage totalling nearly 1,928 sq ft in all
- Bright and welcoming entrance hall with solid oak flooring and an elegant open-tread staircase
- Generous sitting room of over 17ft with a wood-burning stove set within a pine surround fireplace and direct patio doors to the rear garden
- Stylish open-plan kitchen/breakfast/dining room spanning over 20ft, with contemporary gloss cabinetry and a breakfast bar area
- Versatile ground-floor office or fourth reception room, ideal as a home office, playroom or hobby space
- Impressive principal bedroom suite occupying the full width of the first floor, with characterful vaulted ceilings, multiple windows and a private en suite shower room
- Two further first-floor bedrooms, both with attractive vaulted ceilings and good natural light
- Private, south-facing rear garden with a large stone-paved terrace, well-kept lawn, mature planted borders and gated side access
- Excellent kerb appeal with a sweeping gravel forecourt, block-paved driveway and single garage with additional off-road parking
- Open countryside views from the rear. In a semi rural village location, close to the harbour and coastal walks. 5 minutes walk to Fishbourne station and approx. 2 miles from the City centre.







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Set within the semi-rural village of Fishbourne, this spacious chalet bungalow enjoys open countryside views to the rear, with Chichester Harbour and nearby coastal footpaths just a short drive away. Fishbourne station is less than a five-minute walk, while the cathedral city of Chichester is approximately two miles distant, offering a strong balance of village living and everyday convenience.

113 Blackboy Lane offers spacious accommodation arranged over two floors and totalling approximately 1,632 square feet. The property is well presented throughout and provides a flexible layout suited to a variety of uses.

The entrance hall features solid oak flooring and leads through to the main living areas. The sitting room is a generous and welcoming space, extending to over 17ft in length, with a wood-burning stove set within a pine surround fireplace and patio doors opening directly onto the rear garden.

Adjoining this is a versatile snug, ideal as a second sitting room, playroom or reading area. There is also a well-proportioned home office, providing useful dedicated workspace away from the main living accommodation.





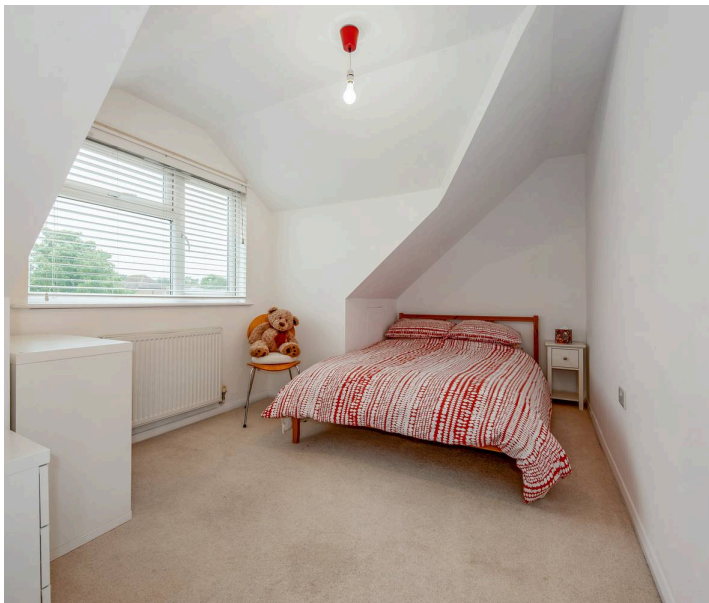
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The kitchen, breakfast and dining room is a bright, open-plan space of over 20ft, fitted with contemporary gloss white cabinetry, granite worktops and a breakfast bar. A separate utility room provides additional practicality, while a ground-floor WC completes the downstairs accommodation.

Upstairs, the principal bedroom spans the full width of the property and benefits from vaulted ceilings, multiple windows, fitted storage, a window seat nook and a private en suite shower room. Two further bedrooms are served by the family bathroom, which includes a full-sized bath with overhead shower, WC and basin.

Outside, the property offers gated parking, with a sweeping gravel forecourt and generous block-paved driveway providing space for multiple vehicles. There is also a single tandem garage, which is approximately double the length of a standard single garage, making it ideal not only for parking but also for storage, hobbies or use as a workshop.

To the rear, the south-facing garden is private, well maintained and established, with a stone-paved terrace accessed directly from the sitting room, a neat lawn and attractive seasonal borders.



113 Blackboy Lane sits within the semi-rural village of Fishbourne, approximately two miles west of the Cathedral City of Chichester. The village is perhaps best known for its celebrated Roman Palace — one of the most significant Roman sites in Britain — and enjoys a strong sense of community alongside excellent everyday convenience. Local amenities in the area include playing fields, a community centre, bowling club, tennis courts, a village club with bar, cricket pitch, croquet club, children's play area and a pre-school — an impressive range of facilities within easy reach as well as a mainline train station.

Chichester city centre, with its wide choice of independent shops, restaurants and cultural attractions including the Festival Theatre, is just a short drive or cycle ride away. The A27 is readily accessible, providing swift connections along the south coast to Portsmouth and Brighton, while Chichester railway station offers regular services towards London Victoria — making this an ideal base for those who work in the capital but wish to enjoy the benefits of West Sussex village life.

Chichester Harbour, the South Downs National Park and the beaches of West Wittering are all within a comfortable drive, placing the full breadth of the region's outdoor offer on the doorstep.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C







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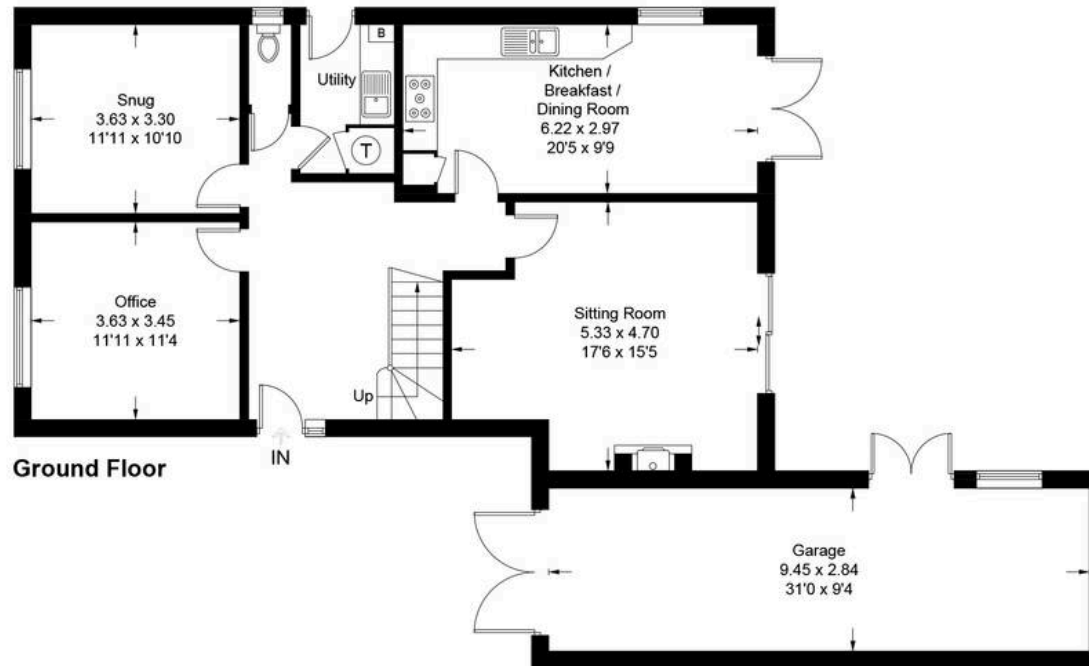
Approximate Gross Internal Area = 151.6 sq m / 1632 sq ft

Garage = 27.5 sq m / 296 sq ft

Total = 179.1 sq m / 1928 sq ft



Produced for Stride & Son Estate Agent.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Created by Emzo Marketing 2026. (ID1308176)



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