



The Ridings, Clay Lane, Fishbourne, Chichester,
West Sussex

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The Ridings, Clay Lane, Fishbourne, West Sussex PO18 8DW

A well-presented, contemporary property with south-facing rear garden, in a tucked-away residential setting

Chichester railway station 2.4 miles (London Victoria 1hr 33 mins), Bosham 3 miles, Chichester Marina 4.3 miles, Goodwood Motor Circuit 4.3 miles, Emsworth 6.5 miles, West Wittering Beach 8.7 miles, Portsmouth International Port 17.2 miles

Reception hall | Sitting room | Snug | Kitchen/ dining room | Utility | Cloakroom | Principal bedroom with en suite shower room | 5 Further bedrooms, 1 en suite | Family bathroom Shower room | Double garage | Garden | EPC rating B

The property

With an attractive façade featuring a pillared entrance, decorative brickwork, and painted render, The Ridings is an impressive modern family home which offers three storeys of light and airy accommodation. Wood floor covering features in the entrance hall, and extends across ground floor reception areas. The sitting room is centred around a fireplace and has French doors to the garden, whilst a cosy snug provides an alternative room for relaxed down-time. Fitted with contemporary wooden cabinetry and stone work surfaces, the kitchen offers a breakfast bar which forms a divide to the adjoining dining area where bi-fold doors provide a seamless transition to the terrace outside.

The bedroom accommodation is arranged over the two upper levels, with four rooms on the first floor, including two with en suite facilities, as well as a modern family bathroom. A shower room is situated on the second floor between two additional rooms which offer optional-use spaces at the top of the house.

Outside

The end of cul-de-sac position ensures The Ridings is sheltered from passing traffic, with a driveway at the front providing parking for several vehicles in addition to the large detached garage. Side access offers a route to the garden at the rear. A timber pergola with climbing plants offers dappled shade and shelter for the paved and decked terrace adjoining the rear of the house. There is a lawned area, and a paved pathway extends to the far edge, leading to an additional space ideal for placing garden furniture in the sunny, south-facing garden.

Location

Fishbourne stands at the head of Chichester Harbour and is renowned for its Roman palace. A thriving community exists within the area and at its heart the Fishbourne Club offers social events, cricket, football, bowls, tennis and croquet. Public houses, a railway halt and delightful walking around Chichester Harbour are all within easy reach.

Chichester offers a broad range of shopping, leisure and cultural amenities, including the Festival Theatre, ancient cathedral, galleries, museums and restaurants. Gyms, cinemas and tennis facilities all exist in the city whilst further afield golf may be enjoyed at several local courses. Chichester has a mainline railway station with regular services to Gatwick and London Victoria. Swimming, wind surfing and kite surfing are all popular activities at West Wittering as well as sailing from many centres around Chichester Harbour.





Floorplans
 Main house internal area 1,984 sq ft (184 sq m)
 Garage internal area 317 sq ft (29 sq m)
 Total internal area 2,301 sq ft (214 sq m)
 For identification purposes only.






The position & size of doors, windows, appliances and other features are approximate only.
 □ □ □ □ Denotes restricted head height
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Directions
 From Chichester's Northgate roundabout: take St Paul's Road (B2178) towards Funtington and the Ashlings. After about 1.5 miles, turn left into Salthill Road, signposted Fishbourne and Bosham. After about 0.7 miles, turn right into Clay Lane. Follow the road for a short distance, take the first available turning on the left, into a cul-de-sac and The Ridings can be found towards the bottom and right.

General
Local Authority: Chichester District Council
Services: Mains gas, electricity, water and drainage
Council Tax: Band G
Tenure: Freehold
Guide Price: £795,000

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