



28 Newport Drive
Fishbourne, West Sussex

**STRUTT
& PARKER**

BNP PARIBAS GROUP

An impressive detached family home with stylish fittings and décor, in a sought-after village setting

A highly attractive family home with four bedrooms and flexible accommodation. The property is set in a sought-after position in the village of Fishbourne, within moments of Chichester's historic city centre and on the doorstep of the stunning countryside of the Chichester Harbour National Landscape and the South Downs National Park, offering the best of city and country living.



**3/4
RECEPTION
ROOMS**



4 BEDROOMS



3 BATHROOMS



**DOUBLE
GARAGE**



GARDENS



FREEHOLD



VILLAGE



2,249 SQ FT



**£765,000
GUIDE PRICE**



The property

28 Newport Drive is a well-presented family home, offering almost 2000 sq. ft of attractive, characterful accommodation arranged over two light-filled floors.

The ground floor accommodation flows from a welcoming reception hall with a striking turned staircase leading to a galleried first-floor landing. The entrance hall leads to three good sized reception rooms which include a 24ft drawing room with exposed timber ceiling joists, wooden flooring, French doors opening onto the rear garden and brick-built fireplace with a woodburning stove. There is also a useful private home study and a family room in which to relax, while the kitchen/breakfast room and dining area also benefits from French doors connecting to the garden. The kitchen itself has modern Harvey Jones fitted units, integrated appliances, plus a range cooker with an extractor hood, and the utility room provides practical storage and access to the double garage, with a cloakroom adjacent.

Upstairs, the galleried landing has a full-height window welcoming plenty of natural light and views over the garden. There are four well-presented bedrooms, including the impressive principal bedroom with built-in storage and en suite bathroom with freestanding bathtub and a separate shower unit. One further bedroom also has an en suite bathroom, with an additional family bathroom serving the other two bedrooms.

Outside

At the front of the house, the gravel driveway provides plenty of parking space, an EV charging point, and access to the integrated double garage for further parking or home storage. The front garden has well-stocked border beds with various established shrubs and perennials, while to the rear there is a further well-maintained garden with an area of patio for al fresco dining, a circular area of lawn beyond, as well as border pathways and well-stocked beds. There is also a timber-framed summer house at the end of the garden, offering further outside space in which to relax.



Location

The property lies two miles from Chichester's historic city centre in the village of Fishbourne. The village offers a primary school and two pubs, while Chichester's pedestrianised centre, the cathedral, Westgate Leisure Centre, supermarkets and many of the city's other central amenities and facilities, are all within easy reach. Fishbourne has its own station, with direct services to London Victoria, while Chichester's mainline station offers more regular services to London via Gatwick and to London Waterloo via Havant. The A27, a mile away, provides access to the A3(M) and on to the M25. Portsmouth ferry port, about 15 miles, provides access to the Isle of Wight, Channel Islands and to Continental Europe. Southampton Airport is about 30 miles. The Centurion Way foot and cycle path provides access northwards to the South Downs National Park and, via the Salterns Way, along the harbour shoreline to the sandy beach of West Wittering.

Goodwood, to the northeast, offers a horse racing calendar and annual events for motoring enthusiasts. Sailing can be enjoyed from the many villages and

Distances

- Chichester city centre 2.1 miles
- Havant 7.5 miles
- Portsmouth 17 miles

Nearby Stations

- Fishbourne
- Chichester

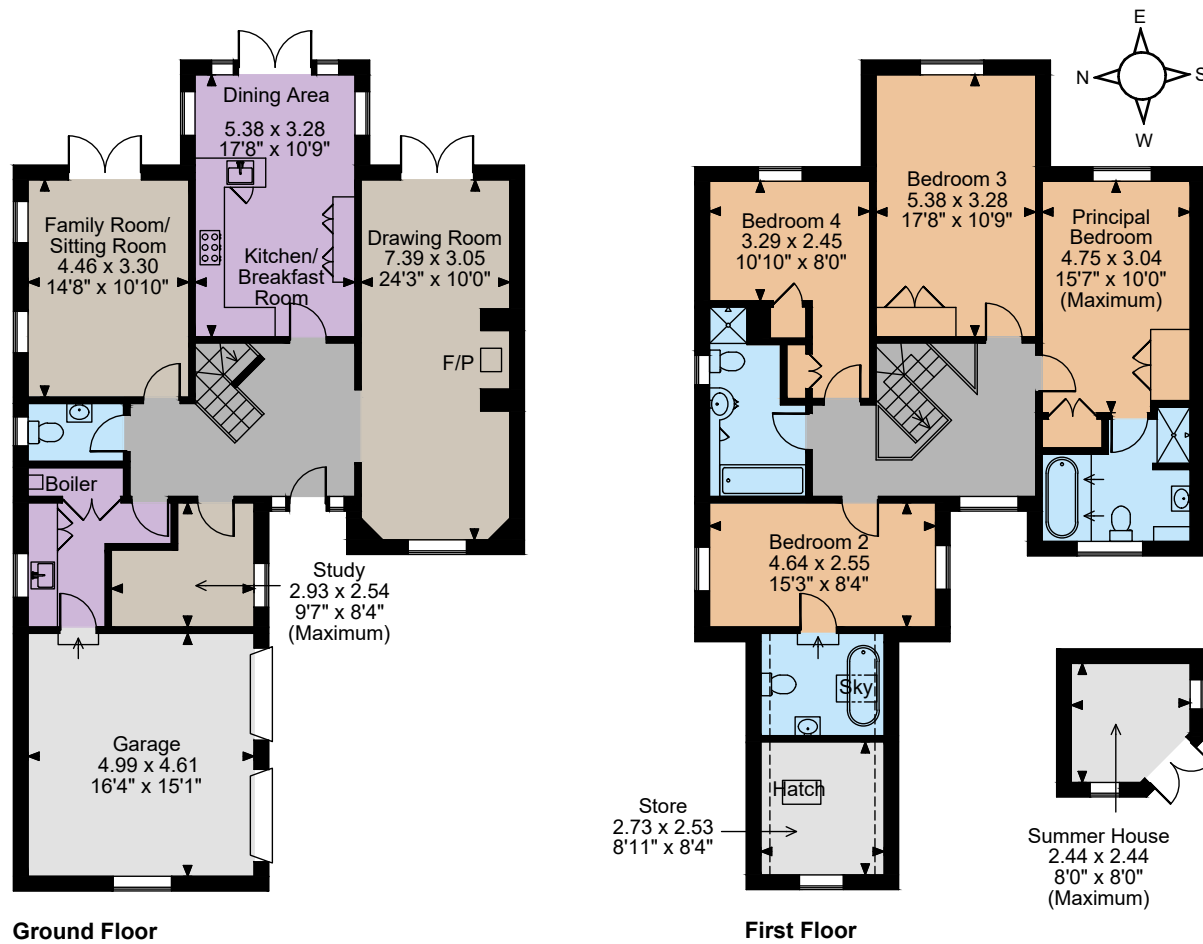
Key Locations

- Chichester (historic cathedral city)
- Chichester Harbour National Landscape
- East Wittering/West Wittering Beach
- Hayling Island
- Portsmouth
- South Downs National Park

Nearby Schools

- Fishbourne CofE Primary School
- Bishop Luffa School
- Oakwood School





Floorplans

Main House internal area 1,879 sq ft (175 sq m)

Garage internal area 312 sq ft (29 sq m)

Summer House internal area 58 sq ft (5 sq m)

Total internal area 2,249 sq ft (209 sq m)

For identification purposes only.

Directions

PO19 3QQ

what3words: ///novelist.describes.mopped - brings you to the driveway

General

Local Authority: Chichester District Council

Services: Mains gas, electricity, drainage and water

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band F

EPC Rating: C

The position & size of doors, windows, appliances and other features are approximate only.

□□□□ Denotes restricted head height

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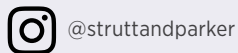
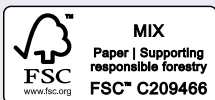
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