



2 Humphrey Place, Chichester

An immaculate property on a popular modern development.



- ▶ Detached chalet style bungalow
- ▶ Spacious kitchen/dining room
- ▶ Two first floor bedroom bedrooms both with en-suites
- ▶ Sitting room
- ▶ Air source heat pump
- ▶ Low maintenance south facing garden
- ▶ Ground floor bedroom with en-suite
- ▶ Cloakroom
- ▶ Driveway and integral garage

A superbly presented three double bedroom chalet style property situated in an exclusive small development built by quality homebuilder Crayfern Homes circa 2019.

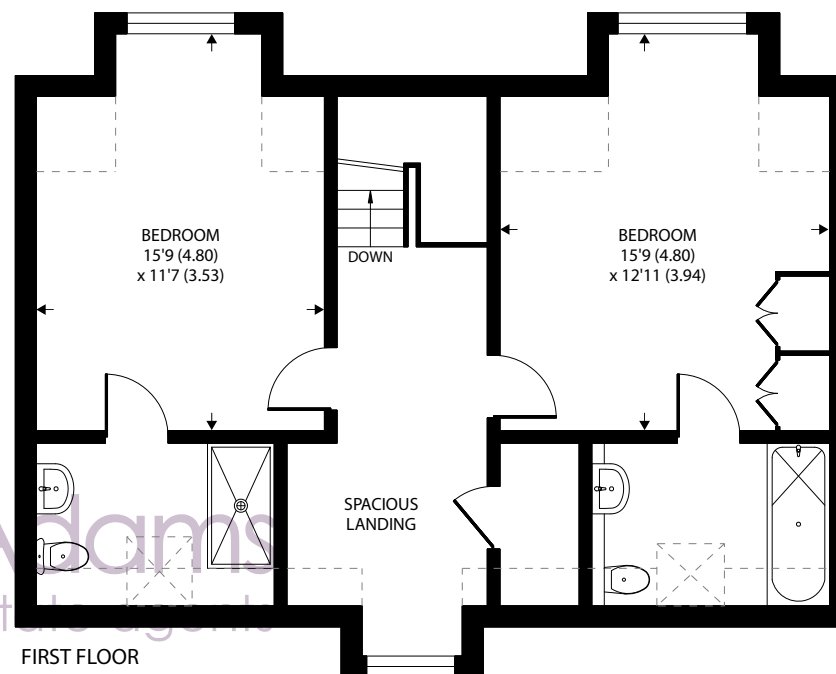
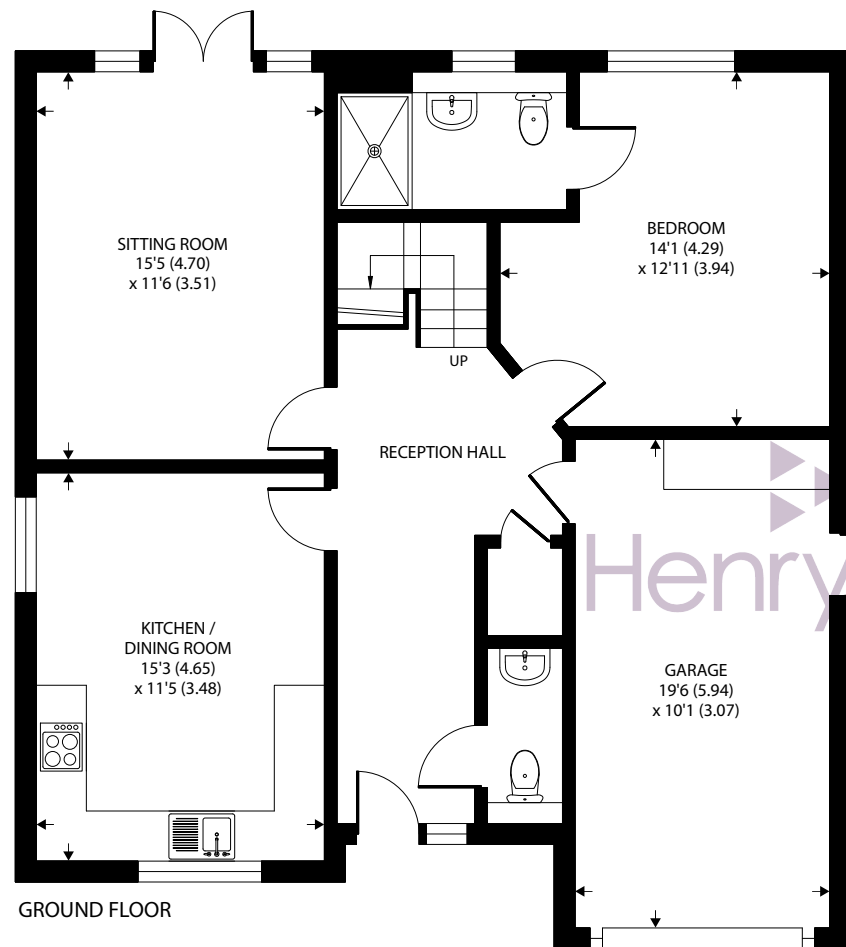
The property is finished to a high standard and offers spacious and versatile accommodation. On the ground floor there is a spacious reception hall, cloakroom, sitting room which overlooks the rear garden and well appointed kitchen/dining room. A double bedroom can also be found on the ground floor with an en-suite shower/WC. There are two doubles bedrooms on the first floor, both benefiting from spacious en-suite facilities.

Outside, to the front of the property is a driveway which leads to an integral garage with electric door. The rear garden is a salient feature, enjoying a south facing garden and being designed for low maintenance. A large a patio area adjoins the rear of the property give gives way to synthetic lawned area surmounted by raised flower and shrub borders.

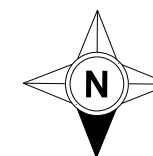
Private estate charge- currently approximately £700 per annum.

Chichester District Council - 24/25 Tax Band F £3,214.03





Denotes restricted head height



Approximate Area = 1399 sq ft / 129.9 sq m
 Limited Use Area(s) = 80 sq ft / 7.4 sq m
 Garage = 198 sq ft / 18.3 sq m
 Total = 1677 sq ft / 155.6 sq m

For identification only - Not to scale



Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

Location

The property is about one and a half miles from Chichester train and bus station and the city centre, whilst also being close to the village of Fishbourne and the convenience of the nearby Tesco supermarket. The cathedral city of Chichester offers excellent high street shopping, many fashionable restaurants, cafes and bars, Festival Theatre and a mainline station to London Victoria. Goodwood is famous for its many event days. There are excellent sailing facilities around Chichester Harbour and windsurfing from the beaches at West Wittering. The area is a paradise for wildlife enthusiasts, with beautiful walks and cycle tracks over the South Downs and around the harbour.

Directions

From Westgate proceed out of Chichester towards the A27. After the second roundabout take the first turning on the right, signposted to Tesco superstore. At the mini roundabout continue straight ahead along Fishbourne Road East and towards the far end turn right into Clay Lane. Follow the road over the railway crossing and after approximately 350 yards, turn left into Humphrey Place. Turn left again and number 2 is on the right. what3words - satin.numeral.gravest

