



Price

£425,000

**Share of
Freehold**

2x  2x  1x 

**Humphrey Place, Clay
Lane, Chichester, West
Sussex, PO19**

OVER 60?

Secure this property
for up to **59% less!**

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Helping you move forwards



Main features

- Beautiful self-contained, split-level maisonette
- Spacious, private ground floor entrance with storage space
- Ideal for first time buyers or investors
- Excellent public transport links
- Finished to a high specification with integrated AEG appliances

Accommodation

FIRST FLOOR

Entrance Hall

Lounge/Kitchen: 17'6 x 11'8 (5.34m x 3.56m) plus 9'6 x 10'4 (2.90m x 3.15m)

Bedroom 2: 16'2 x 9'7 (4.93m x 2.92m)

Bathroom: 7'6 x 5'8 (2.29m x 1.73m)

SECOND FLOOR

Landing

Bedroom 1: (L-shaped) 25'6 x 11'5 into recess (7.78m x 3.48m) plus 8'8 x 6'7 (2.64m x 2.01m)

Walk-In-Wardrobe: 7'1 x 5'9 (2.16m x 1.75m)

En-Suite Shower Room: 10'6 x 5'7 (3.20m x 1.70m)

OUTSIDE

Car Port

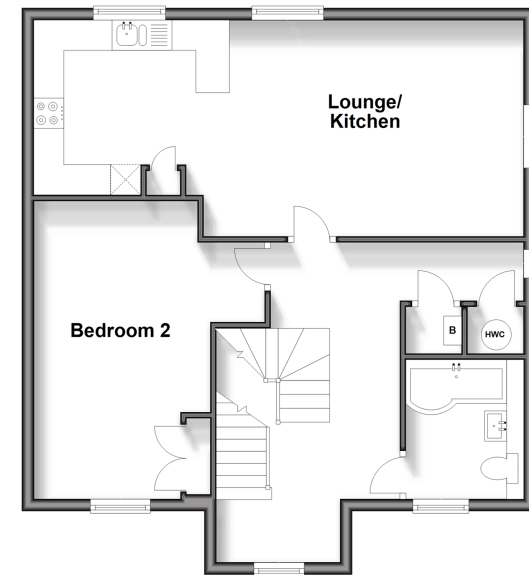
Allocated Parking

Communal Gardens

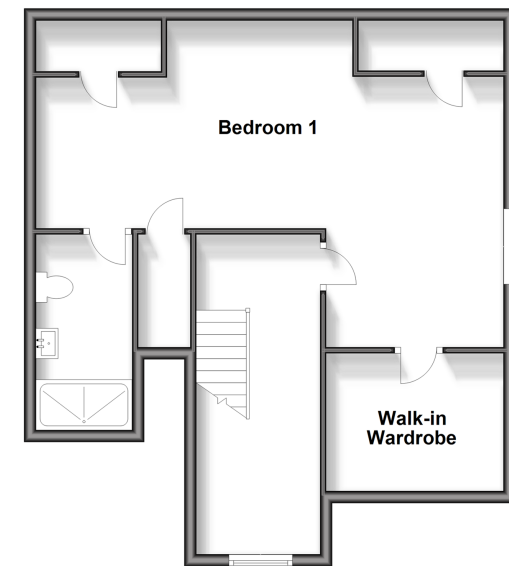
Call Chichester - 01243 786581 ■ cubittandwest.co.uk

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

First Floor
Approx. 66.9 sq. metres (720.3 sq. feet)



Second Floor
Approx. 58.7 sq. metres (631.9 sq. feet)



40414284/20240326/KF/VB