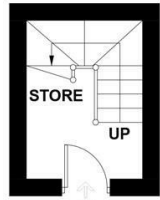




17 HUMPHREY PLACE, FISHBOURNE, CHICHESTER, WEST SUSSEX, PO19 3FJ

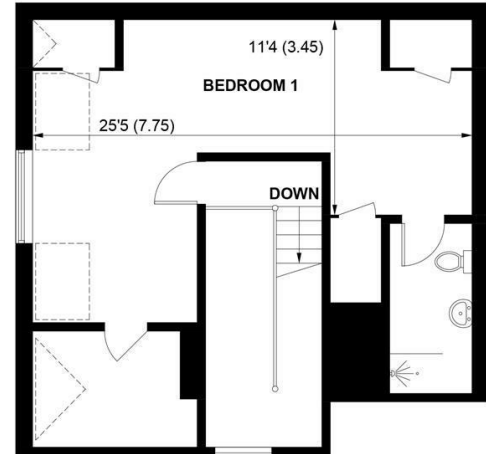


GROUND FLOOR



FIRST FLOOR

 = Reduced headroom below 1.5m / 5'0



SECOND FLOOR

APPROXIMATE GROSS INTERNAL AREA = 1358 SQ FT / 126.2 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2026 ©
Produced for Sims Williams

£1,650 PCM

17, HUMPHREY PLACE,
FISHBOURNE CHICHESTER,
WEST SUSSEX, PO19 3FJ

- Three Storey Townhouse
- 25'5 Principal Bedroom Suite
- En-suite shower room
- Open-plan Living Space
- Modern Fitted Kitchen
- Entrance Porch & Storage Area
- Two Allocated Parking Spaces
- Woodland Edge Location
- Five Weeks Rent Security Deposit

EPC RATING

Current = B

Potential = B

COUNCIL TAX BAND

Band = D

Situated within an attractive modern development on the northern outskirts of Chichester, this beautifully presented three-storey townhouse offers approximately 1,358 sq ft of versatile and spacious accommodation, all within easy walking distance of Chichester city centre and the surrounding woodland walks.

The property is accessed via a private entrance leading to a welcoming hallway with useful storage and stairs rising to the main living accommodation. The first floor provides an impressive dual-aspect open-plan sitting/dining room and fitted kitchen, creating a bright and sociable living space. The kitchen is fitted with a range of contemporary units and integrated appliances, whilst the sitting area enjoys pleasant views and an abundance of natural light. Underfloor heating serves the main living accommodation, providing comfort and efficiency throughout the floor.

Also located on the first floor is a generous double bedroom and a modern family bathroom.

Occupying the entire second floor is an exceptional principal bedroom suite measuring over 25 feet in length, complete with fitted storage and a spacious en-suite shower room, creating a luxurious private retreat.

Further benefits include an air source heat pump heating system, ample storage throughout the property, two allocated parking spaces, visitor parking, communal bike and bin stores.

The property is ideally positioned for access to nearby woodland walks, whilst Chichester's extensive range of shops, restaurants, cafes and cultural attractions are all within convenient walking distance.

Please note: Pets are not permitted. Commercial or sign-written vehicles are not permitted within the development. Subject to the terms and regulations of the management company.

Application and Fees Holding Deposit – capped at One weeks rent Paid by you to reserve the Property. This will only be retained by us if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/or Deed of Guarantee) within 15 calendar days.

Sales & Lettings offices in Arundel, Bognor Regis, Chichester & Walberton

