



Astons
of Sussex
Residential Sales & Lettings



3 Hannah Place, Clay Lane, Fishbourne, PO19 3PX

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Guide Price £305,000

Modern 2 BEDROOM semi-detached house located in FISHBOURNE with EN SUITE, PARKING for two cars. LOW MAINTENANCE garden, and NO CHAIN. Built in 2016 with remaining WARRANTY – ideal for FIRST-TIME BUYERS or DOWNSIZERS.

This well-presented two-bedroom semi-detached home, located in the sought-after village of Fishbourne, offers modern living in a peaceful residential setting. Built in 2016 and still benefiting from the remainder of the builder's warranty, this property is perfect for first-time buyers, downsizers, or investors looking for a low-maintenance home with excellent transport links and local amenities.

The accommodation is arranged over two floors and includes a bright and spacious sitting room with French doors that open directly onto the private rear garden—perfect for entertaining or relaxing on warm summer days. The fitted kitchen features an integrated electric oven and gas hob, with designated space for a washing machine, dishwasher, and fridge freezer, providing a practical layout for everyday living.

Upstairs, the main bedroom benefits from an en suite shower room and a built-in storage cupboard. A second bedroom is served by the modern family bathroom, offering flexibility for guests, children, or a home office.

Outside, the rear garden is fully enclosed and designed for low maintenance, with a generous patio area, an area of lawn, and two timber sheds offering useful storage. A real bonus is the private parking for two vehicles located at the rear of the property, easily accessed via a side gate.



Additional features include gas central heating to radiators and the convenience of no onward chain, making for a smooth and straightforward purchase.

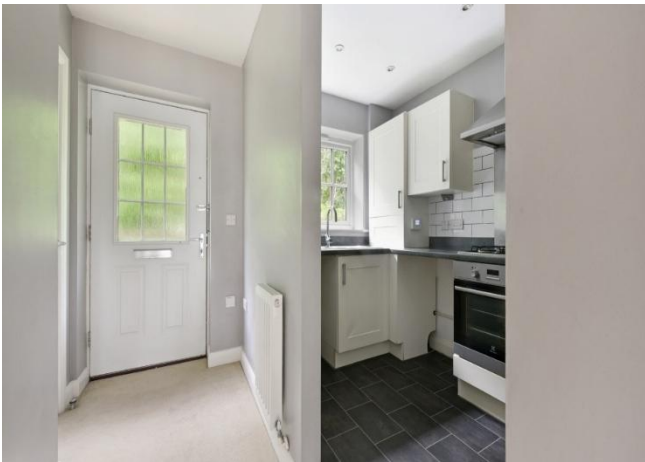
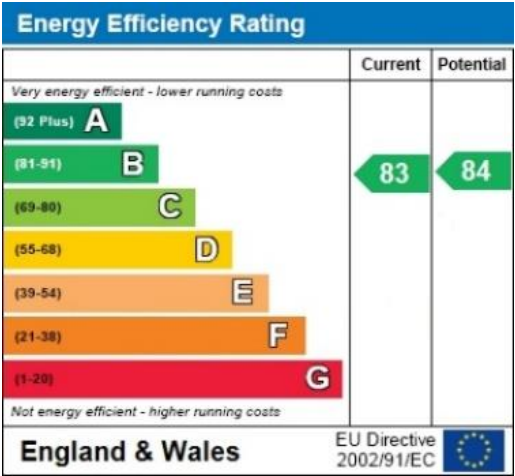
LOCATION

Fishbourne is the home of the famous Roman Palace a major archaeological site. It has good local schools, a Sports recreation ground offering a variety of activities, Public House, railway station and good bus links to outlying areas. Fishbourne Creek lies in the upper reaches of Chichester Harbour with its delightful walks and water sports.

The historic cathedral city of Chichester offers comprehensive shopping facilities and a wide choice of social and recreational activities, all of which are easily accessible through the mainly level pedestrian areas of the beautifully preserved walled City.

Tenure Freehold | **Council Tax** Band C | **EPC** B

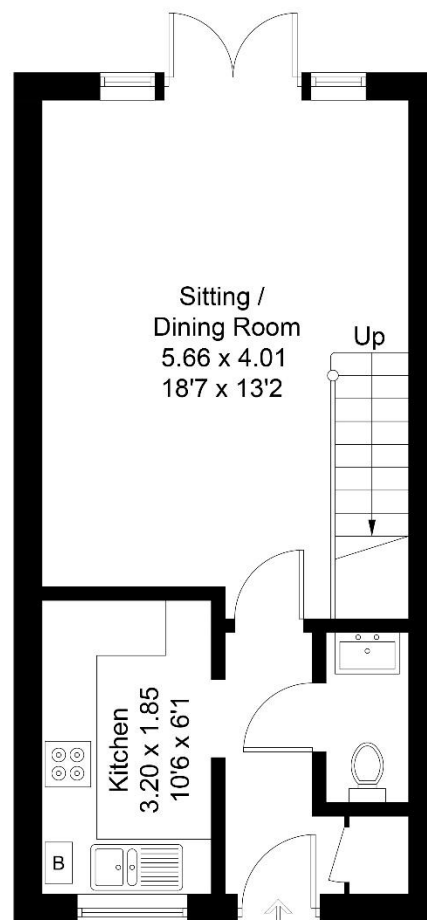
Connected to mains water, gas, electricity & drainage. Gas heating to radiators.



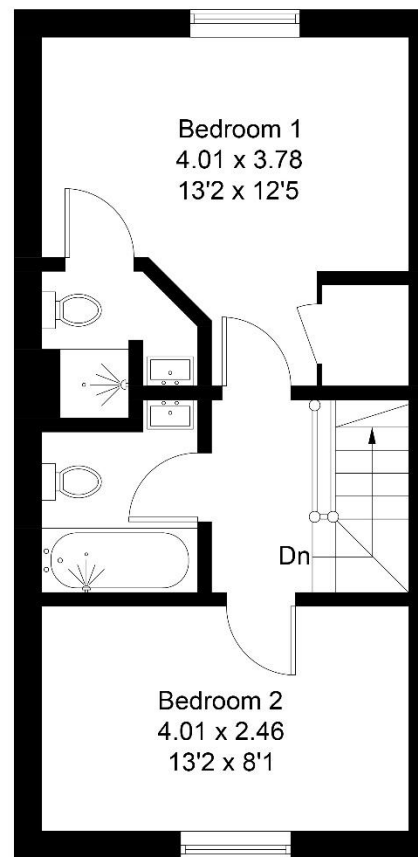
What3words
overhead.narrating.emailed

Produced for Astons of Sussex
3, Hannah Place, PO193PX

Approximate Gross Internal Area = 69.6 sq m / 749 sq ft



Ground Floor IN



First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or miss-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



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