



# SUMMERSDALE ROAD

CHICHESTER, PO19 6PN

£360,000  
OFFERS OVER

A rare opportunity to purchase a large ground floor apartment with direct access to a private rear garden and off road parking, located in the desirable Summersdale area of the city.



**hancock**  
Lettings & Estate Agents

## SUMMERSDALE

Ground floor | Private rear garden | 3 Bedrooms (en-suite master) | Flexible accommodation | Local amenities close by | No onward chain



Believed to have been converted around the year 2000 this large three bedroom ground floor apartment boasts flexible

accommodation arranged over one floor and stands out as having a very key feature, a mature and private rear garden with direct access from the property. This unique apartment also has allocated, off road parking and is located within the ever popular Summersdale area of Chichester. Summersdale sits just north of Chichester vibrant and historic centre and offers a wide variety of local amenities which include a GP surgery, two convenience stores (one with attached post office), and a gym. Summersdale also offers direct access to Centurion Way, a pedestrian and cycle path that leads up into the renowned South Downs National Park.

### Accommodation

This light and airy ground floor property forms part of an attractive attached house, which now converted holds three individual apartments. As you enter there is an entrance hall leading to a spacious sitting/dining room, complete with feature fire and delightful outlook over the rear garden with the garden also being accessed via this space. There is an en-suite master bedroom and two further bedrooms (both with built in storage). Bedroom three, which is located to the front of the

property could also be used as a study or hobby room. A family bathroom and a fitted kitchen complete the accommodation.

### Outside

To the rear lies a good-sized, enclosed garden which is mainly laid to lawn and has both raised and lower terraced areas, perfect for outside entertaining or alfresco dining. The garden also has mature shrubs planted throughout and a secure side access point, meaning larger garden items do not have to come through the property. To the front there is allocated, off road parking with further on road visitor parking located very close by.

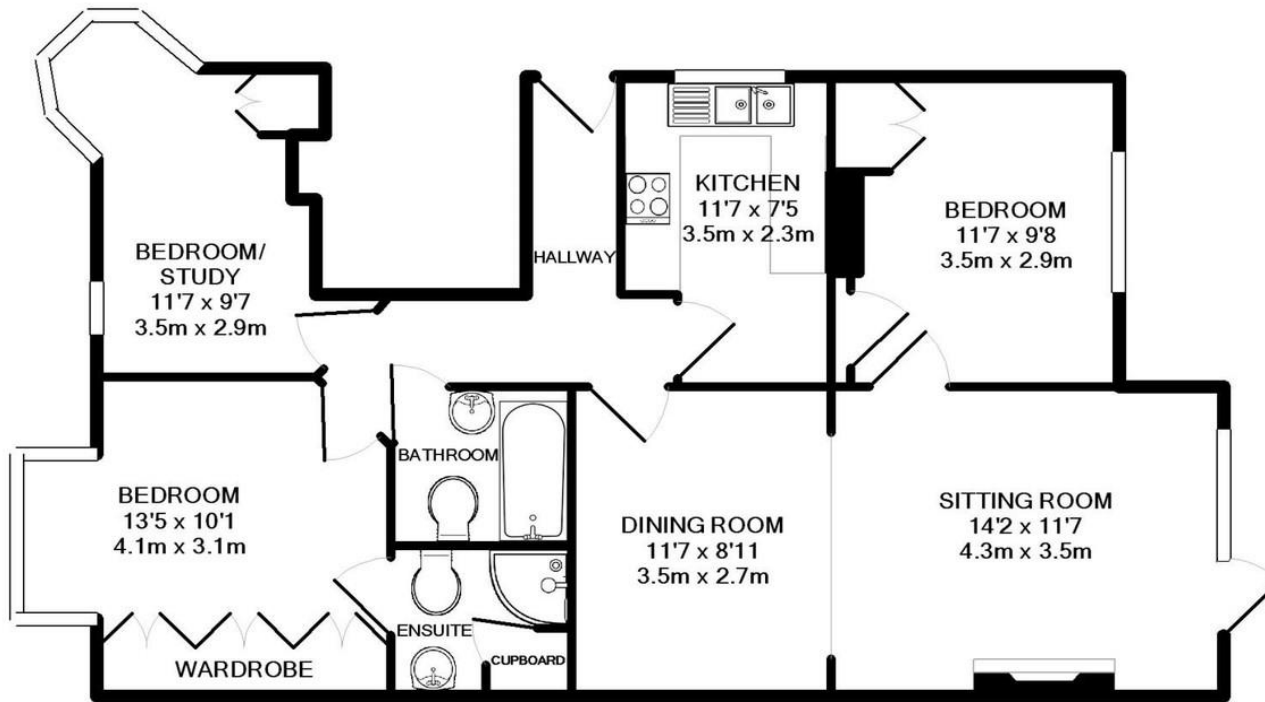


## Location

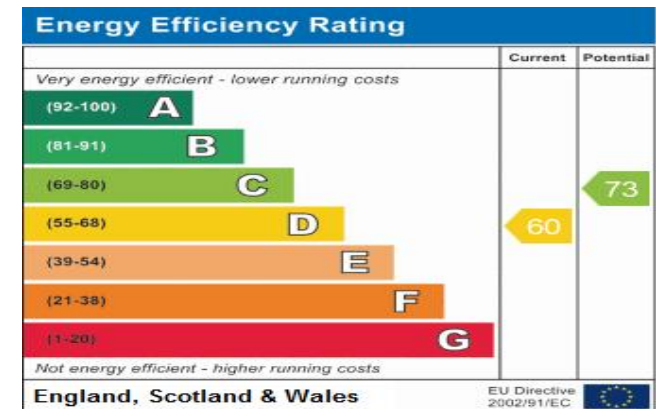
The apartment is located on one of Chichester's most desirable roads within the tree lined and leafy Summersdale area, just to the north of the city centre. The city's historic centre offers an enviable selection of bars, restaurants and shops. Chichester is renowned for the highly regarded Festival Theatre, Pallant House Gallery and close proximity to The Goodwood Estate, famous for both motor car and horse racing. To the South of the city is Chichester Harbour (designated an area of outstanding natural beauty), and within lies the blue flag beach of West Wittering. Chichester station provides rail links to London via the Victoria Line but also via Havant and the Waterloo Line, the station also links connections right along the south coast.

## SUMMERSDALE





## EPC



### OFFICE

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

