



Baytree Close, Summersdale, Chichester, West Sussex

todanste.com 01243 523723



**Tod
Anstee**

Property Consultants

Baytree Close, Chichester, West Sussex, PO19 5UF

A particularly spacious and well presented ground floor apartment (1,623 sq ft) with the benefit of a south-facing patio garden and double garage, located within a much sought after development in Summersdale on the north side of Chichester

3 bedrooms (1 en suite) | open plan sitting room/dining room | kitchen/breakfast room | bathroom | entrance hall | south-facing patio garden | double garage | off street parking



Distances & Transport:

Chichester Festival Theatre: 1.2 miles | City Centre: 1.5 miles |
Goodwood: 3 miles | Gatwick Airport: 50 miles | Central London: 66 miles





Description:

Situated in a private cul de sac off one of the finest avenues in Summersdale, this well presented ground floor maisonette provides spacious well-balanced accommodation with the principal reception spaces overlooking an attractive and private south-facing patio garden. The sitting room features attractive in-built shelving and storage cupboards, electric fireplace, double patio doors, and at one end, a large dining space. To the side the kitchen has ample storage and further dining space with access onto the garden. All three bedrooms are a good size (one en suite, and the third bedroom currently used as a study) and all provide in-built wardrobes. Off the inner hallway there is a bathroom and a large useful store cupboard.

The private patio garden features many attractive flowering shrubs and plants within the borders and access to the large double garage. Towards the front there is off-street parking for two vehicles on the tarmac drive.



Situation:

The property is conveniently located within walking distance to Summersdale's post office store, doctor's surgery and bus transport to the historic city centre, which provides a superb selection of shops, bars and restaurants. Chichester is particularly renowned for the highly regarded Festival Theatre, Pallant House Gallery, weekly markets and close proximity to Goodwood, famous for its motor circuit, racecourse, golf and flying. Rail links to London are well serviced with a fast line from Havant to Waterloo via Guildford (approx. 1hr 20), and from Chichester to Victoria via Gatwick Airport (approx. 1hr 40).



viewing strictly by appointment

Maisonette and Garage
Gross internal area:
151 sq m (1,623 sq ft)

General Information

SHARE OFFREEHOLD
EPC Rating: D

Postcode:
PO19 5UF
Services:
Mains drainage / gas
Chichester District Council:
01243785166
West Sussex County Council:
01243 777100



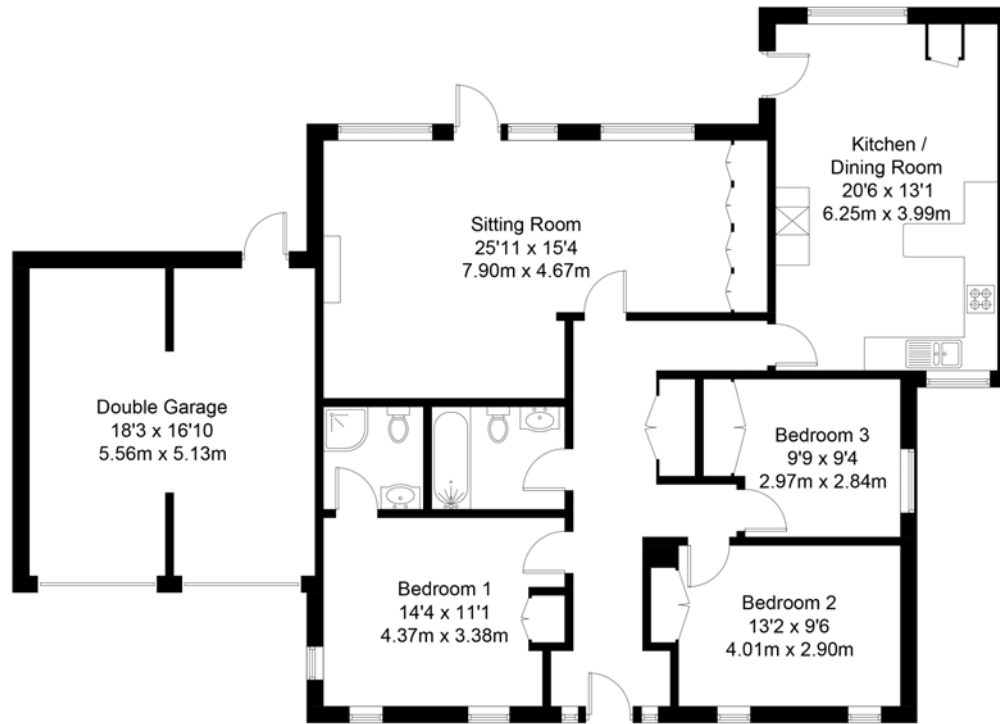
todanstee.com

01243 523723

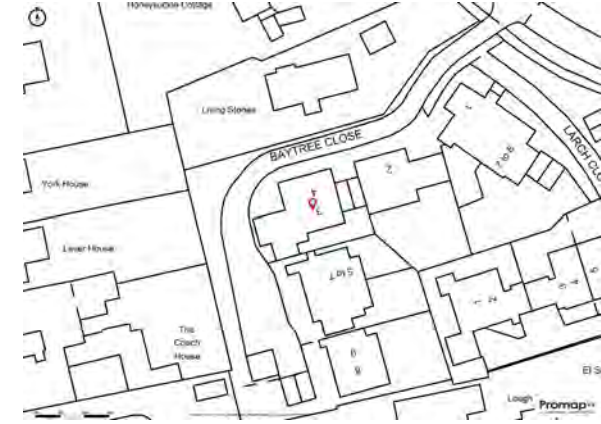
sales@todanstee.com

3 Baytree Close, Chichester, PO19 5UF

APPROXIMATE GROSS INTERNAL AREA = 1314 SQ FT / 122.1 SQ M
DOUBLE GARAGE = 309 SQ FT / 28.7 SQ M
TOTAL = 1623 SQ FT / 150.8 SQ M



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID640332)
Produced for Tod Anstee



Tod Anstee Property Consultants Ltd for itself and as agent for the vendor or lessor gives notice that: 1. These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or Contract. 2. Reasonable endeavours have been made to ensure that information in these particulars is materially correct but any intending purchaser or lessee should satisfy himself by inspection, searches, enquiries and survey. 3. All statements in these particulars are made without responsibility on the part of Tod Anstee Property Consultants Ltd or the vendor or lessor. 4. No statement in these particulars is to be relied upon as a statement or representation of fact. 5. Neither Tod Anstee Property Consultants Ltd nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. 6. Nothing in these particulars shall be deemed to be a statement that the property is in good repair, condition or otherwise nor that any services or facilities are in good working order. 7. Photographs may show only certain parts and aspects of the property at the time when taken and you should rely upon actual inspection. 8. No assumption should be made in respect of parts of the property not shown in photographs. 9. Areas, measurements or distances are only approximate. 10. Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained. 11. Amounts quoted are exclusive of VAT if applicable.

The Old Coach House, 14 West Pallant, Chichester, West Sussex, PO19 1TB