



22 Ferndale Road, Chichester

An extended detached house in a popular location.

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- ▶ Extended detached house
- ▶ Dual aspect sitting room
- ▶ Kitchen/dining room
- ▶ Utility, cloakroom and lobby
- ▶ Driveway and garage
- ▶ Four/five bedrooms
- ▶ Triple aspect family room
- ▶ Ground floor bedroom
- ▶ Bathroom/WC

Situated within the popular Summersdale area of Chichester, to the north of the city centre, lies this substantial detached house.

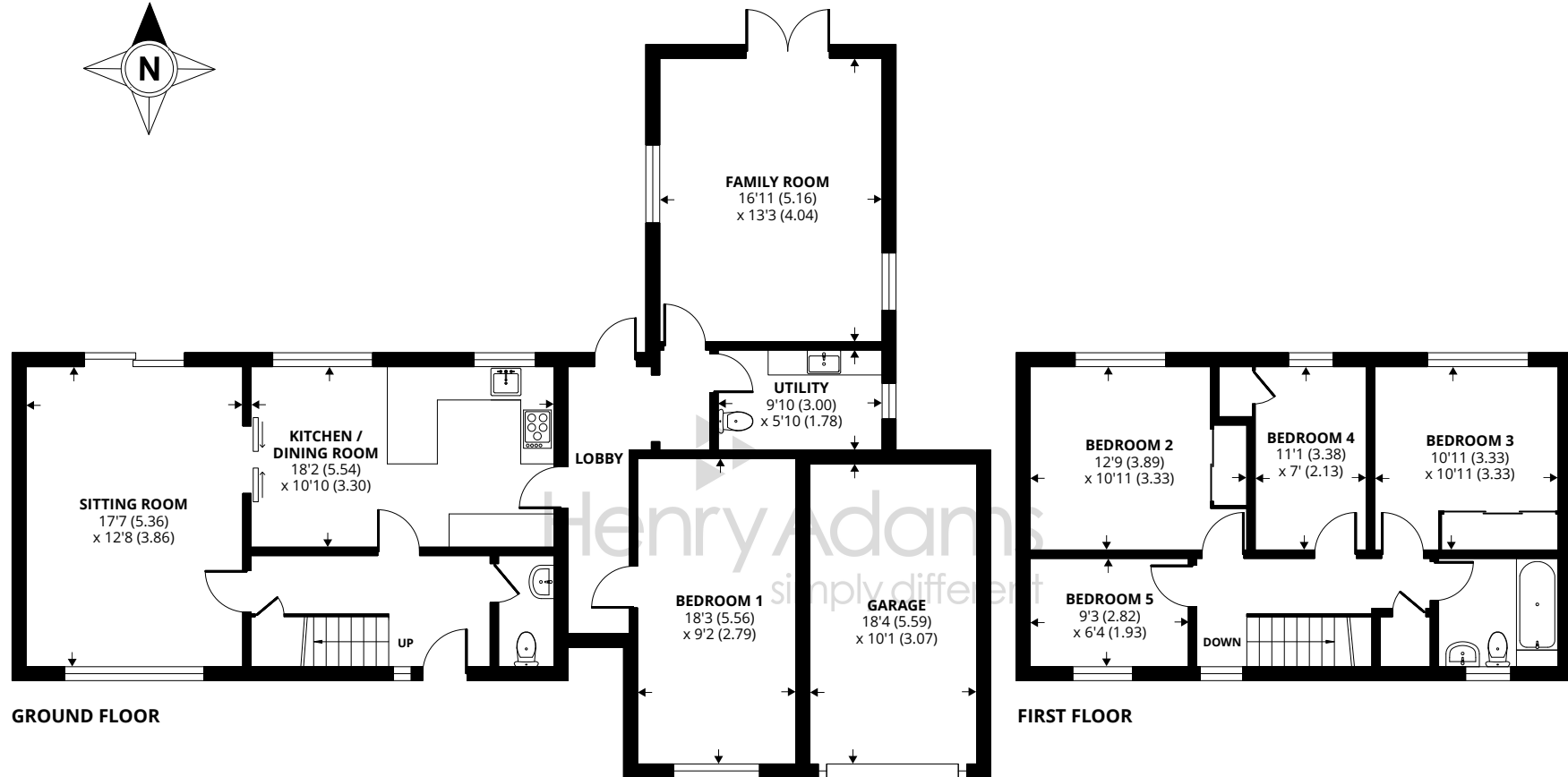
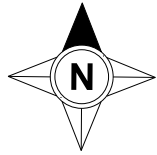
The property has been extended to create well-proportioned and versatile accommodation. On the ground floor, a dual aspect sitting room can be found along with a modern kitchen/dining room which leads to a inner lobby, ground floor double bedroom, large triple aspect sitting room and a utility/cloakroom. A self-contained annexe could be created subject to the necessary consents.

On the first floor, four bedrooms can be found along with a bathroom/WC with shower over the bath.

Outside, to the front of the property is a driveway which leads to a garage. To the rear of the property is a secluded garden with a patio area adjoining the property which gives way to lawn.

Chichester District Council - 23/24 Tax Band F £3,059.93





Approximate Area = 1719 sq ft / 159.7 sq m

Garage = 180 sq ft / 16.7 sq m

Total = 1899 sq ft / 176.4 sq m

For identification only - Not to scale



Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

Location

Set in a popular location in Summersdale, to the north of Chichester city centre, the property is near to a local convenience store, doctors surgery & pharmacy and a footpath leading up to Goodwood and East Lavant. The cathedral city of Chichester offers excellent high street shopping, many fashionable restaurants, cafes and bars, the Festival Theatre and a mainline station to London Victoria. There are a number of schools in the area. Nearby Goodwood is famous for its many event days including the world renowned Festival of Speed and Goodwood Revival for motor racing enthusiasts and a season of horse racing including the Qatar Goodwood Festival. There are superb sailing facilities around Chichester Harbour and water sports from the beaches at West Wittering. The area is a paradise for wildlife enthusiasts, with beautiful walks and cycle tracks over the South Downs and around the harbour.

Directions

Proceed north along Summersdale Road and take the right fork into Fordwater Lane. Take the first right into Ferndale Road and then first right (into Ferndale Road) where the property is on the left.

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