



## Firefly, Chichester

A chain free detached house in a sought-after location.



- ▶ Chain free
- ▶ Three bedrooms
- ▶ Garage and driveway
- ▶ Sought-after location
- ▶ Detached house
- ▶ Modernisation required
- ▶ Small garden

Situated in the sought-after Summersdale area of Chichester and benefiting from vacant possession, lies this individual detached house. Requiring modernisation and updating; the accommodation offered is both well-proportioned and versatile.

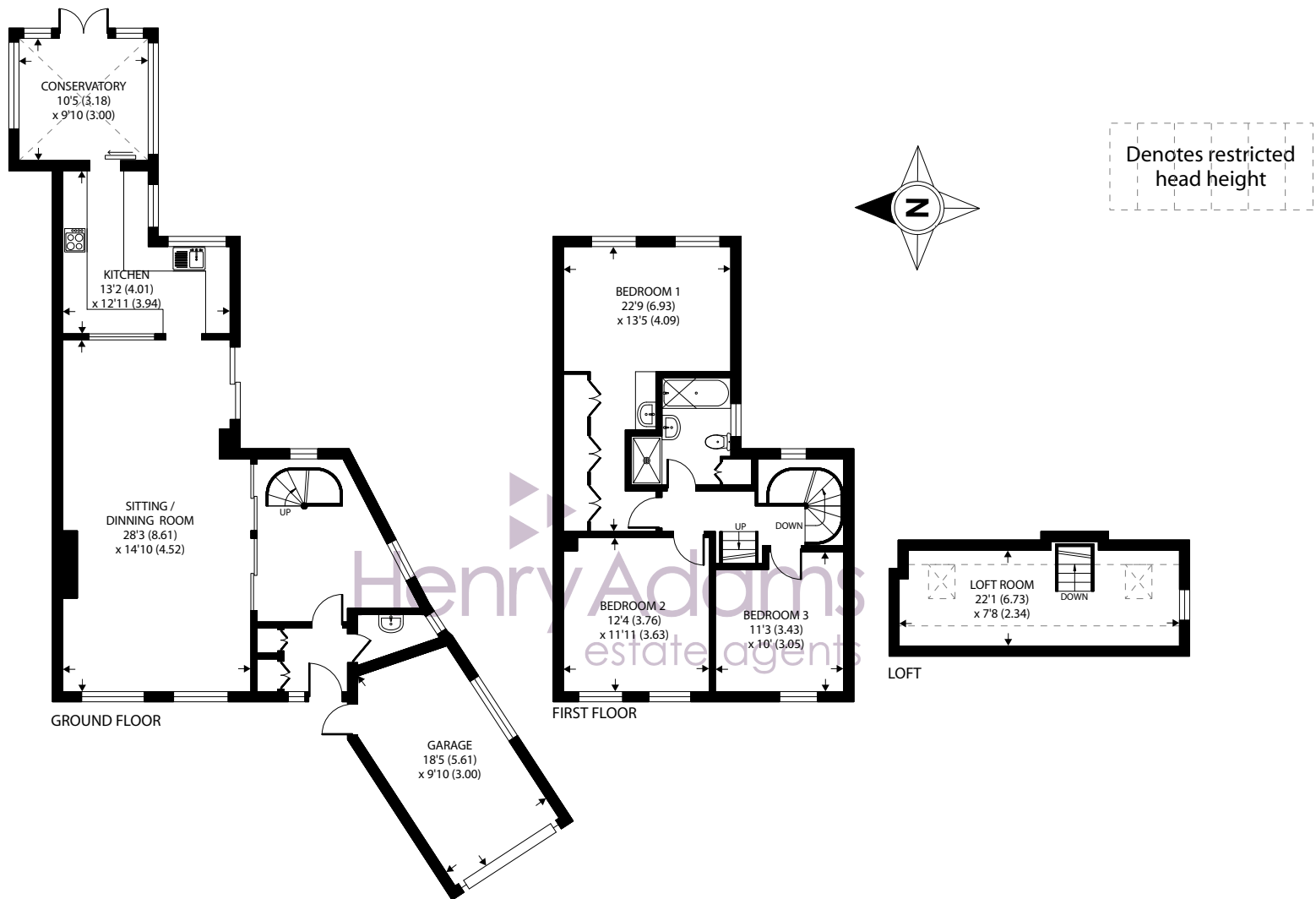
The accommodation comprises of a cloakroom, entrance hall with a study area leading off, with doors to a dual aspect 28'1 ft sitting room with sliding doors opening out to a patio area in the side garden. In the study area is a spiral staircase to the first floor. An L-shaped kitchen can be found to the rear of the property along with a conservatory.

On the first floor, three bedrooms can be found along with a bathroom/WC. The principal bedroom benefits from a dressing area with wardrobes, wash hand basin and shower cubicle. A useful loft is accessed via a loft ladder from the first floor landing.

Outside, to the front of the property is a driveway providing off-road parking for one car leading to a garage and personal door to the side. The rear garden is relatively small and is a triangular shape.

Chichester District Council - 24/25 Tax Band F £3,214.03





Approximate Area = 1637 sq ft / 152 sq m  
 Limited Use Area(s) = 59 sq ft / 5.4 sq m  
 Garage = 172 sq ft / 15.9 sq m  
 Total = 1868 sq ft / 173.3 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

Nearby there is a local convenience store, doctors' surgery and pharmacy as well as a regular bus service into the city centre. Chichester offers excellent high street shopping, many fashionable restaurants, cafes and bars, the Festival Theatre and a mainline station to London Victoria. 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. There are excellent 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

From the Northgate circulatory system, proceed north up the A286 Midhurst Road. After passing Oaklands Park and the Roussillon Park development turn right into The Broadway. At the end turn left into Summersdale Road and Firefly is on the right after St Michaels Hall. what3words -cheat.gladiators.alone

