



6 Stavely Gardens, Chichester - PO19 5QW

Guide Price £895,000 Freehold



STRIDE & SON

6 Stavelly Gardens

Situated within the popular Summersdale area to the north of Chichester and tucked away in a quiet close, this attractive detached family house has been thoughtfully updated by the current owners to create a stylish and functional home, well suited to modern family life.

- Detached four-bedroom family house
- Updated and improved by the current owner
- Open-plan kitchen/dining/sitting room with doors to garden
- Separate playroom
- Principal bedroom with ensuite shower room
- 3 further bedrooms
- Modern family bathroom
- Rear garden with terrace, lawn and home office/studio
- Tandem garage incorporating utility room
- Large, gravelled driveway with parking for several cars





ACCOMMODATION:

Situated within the popular Summersdale area to the north of Chichester and tucked away in a quiet close, this attractive detached family house has been thoughtfully updated by the current owner to create a stylish and functional home, well suited to modern family life.

The welcoming entrance hall provides access to a ground floor cloakroom, while glazed double doors open into a generous open plan sitting and dining room. This space flows seamlessly into the modern kitchen, which is well appointed with contemporary cabinetry, a Butler sink and a range of integrated appliances, creating a practical and sociable heart to the house.

An additional reception room, currently arranged as a playroom, offers valuable flexibility and would equally suit use as a snug, home office or informal sitting room. Glazed doors open directly onto the terrace and rear garden, strengthening the connection between the internal living spaces and the garden beyond.

The first floor provides four bedrooms, comprising two comfortable double bedrooms and two well-proportioned single rooms. The principal bedroom benefits from fitted wardrobes and a stylish modern en-suite shower room, while the second bedroom also features fitted wardrobes with sliding doors, maximising storage and floor space. A contemporary family bathroom serves the remaining bedrooms.



The property is approached via a large, gravelled driveway providing parking for several vehicles and access to a detached tandem garage, which incorporates a useful utility area to the rear. An area of lawn sits to the front of the house, with gated side access leading through to the rear garden.

The rear garden is a particular highlight, being enclosed and backed by mature trees, offering a good degree of privacy. A broad paved terrace spans the width of the house and is accessed via glazed doors from both the dining area and the playroom, providing an ideal space for outdoor entertaining.

Beyond, the garden is laid predominantly to lawn with established shrub borders, while a timber-built home office/studio is positioned to the rear of the garage, offering excellent additional workspace or storage.





LOCATION:

Summersdale is one of Chichester's most highly desirable residential areas, being approximately 1 ½ miles north of the city centre with easy access to the beautiful South Downs National Park. There is a local sub-post office and store on The Broadway, a medical centre on Lavant Road, and a regular bus service runs from the main road into the city centre. Brandy Hole Copse, an enchanting 15-acre woodland nature reserve, and Centurion Way, a 9 km cycleway (connecting Chichester to West Dean), are all within short walking distance of the property.

The cathedral city of Chichester offers excellent high-street shopping and many fashionable restaurants, cafes and bars, a leisure centre with swimming pool, sports clubs, cinemas, and is home to the Pallant House Gallery and the renowned Festival Theatre. It also has a railway station with regular services to London (Victoria) and along the coast to Portsmouth and Brighton.

The Goodwood Estate, situated just to the north of Chichester, is famous for its many sporting event days including the much-celebrated Festival of Speed and Goodwood Revival for motor racing enthusiasts, and a season of horseracing including the renowned Qatar Festival.

**INFORMATION: Services: All mains | Tenure: Freehold|
Local Authority: Chichester District Council | Council
Tax Band: Band F | Energy Rating: TBC**

what3words: ///rice.areas.help





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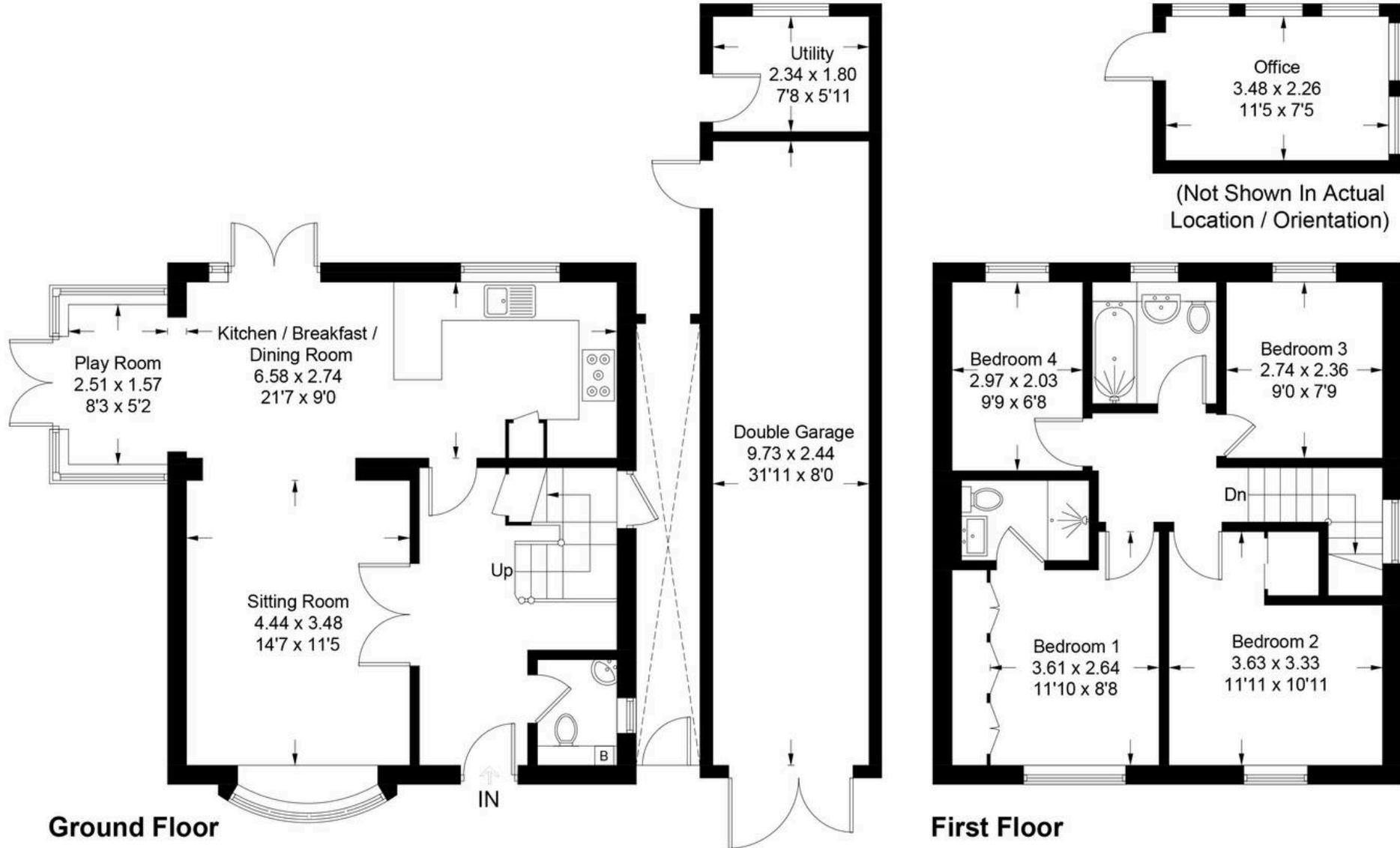
Approximate Gross Internal Area = 107.2 sq m / 1154 sq ft

Double Garage / Utility / Office = 36.5 sq m / 393 sq ft

Total = 143.7 sq m / 1547 sq ft



Produced for Stride & Son Estate Agent.



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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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