



The Poplars, Summersdale Road, Chichester, PO19 6PN

Guide Price £700,000

The Poplars, Chichester

A rare opportunity to purchase an elegant Edwardian house in Summerdale.

- Premium location
- Welcoming entrance hall
- Spacious sitting/dining room
- 25' kitchen/family room
- Cloakroom
- Three bedrooms
- Family bathroom
- Off-road parking
- No onward chain

An extended three-bedroom semi-detached Edwardian home, beautifully blending period elegance with modern style and convenience. Situated in a highly sought-after residential location approximately one mile north of the city centre.

The property is entered via a welcoming entrance hall leading to a spacious, dual-aspect sitting/dining room featuring a west-facing bay window. Originally two separate rooms, this space now offers excellent flexibility for both relaxing and entertaining.





To the rear is an impressive 25' open-plan kitchen/family room fitted with contemporary matt green shaker-style units complemented by contrasting grey worktops. The family area enjoys bi-folding doors opening directly onto the rear garden, along with Velux windows that flood the space with natural light. A ground floor cloakroom completes the accommodation on this level.

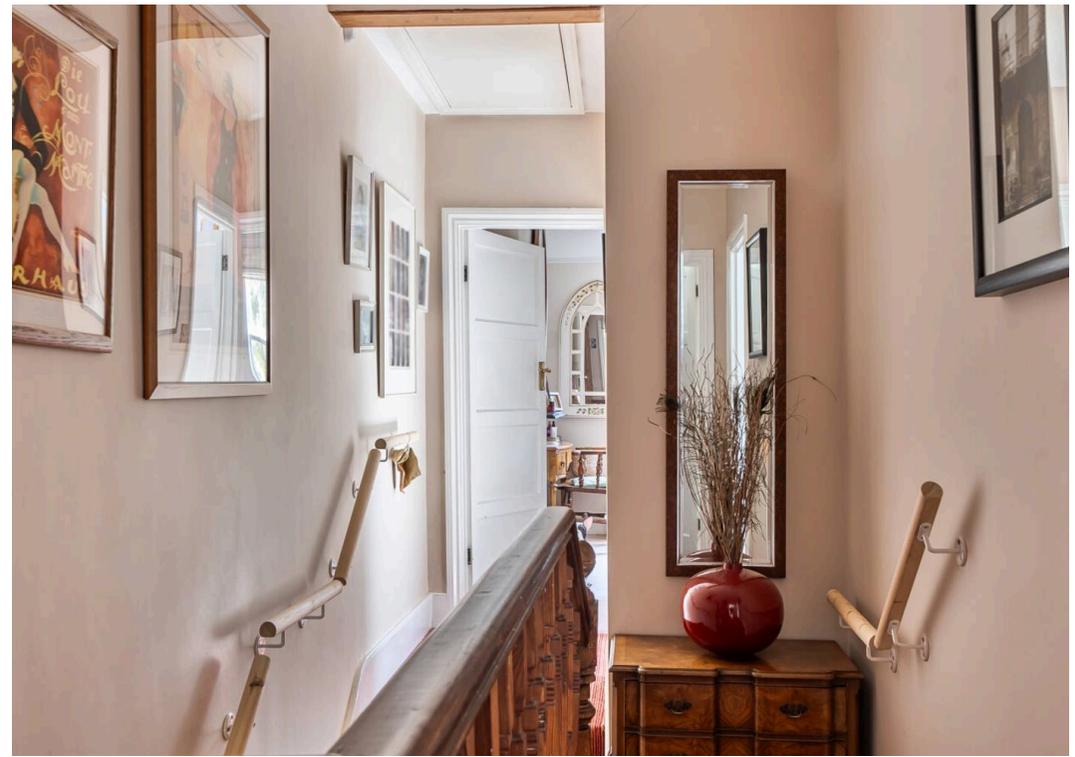
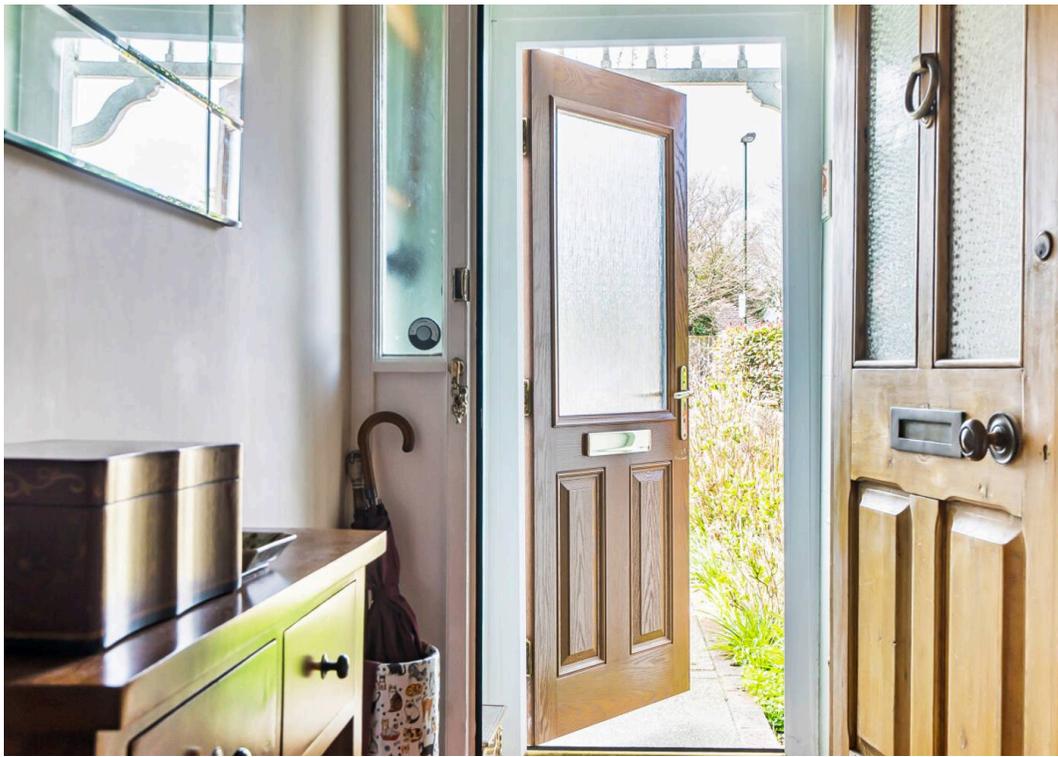
The first floor provides three well-proportioned bedrooms and a stylish family bathroom fitted with a bath and separate shower cubicle. The principal bedroom benefits from a feature bay window and wall-to-wall built-in wardrobes.

Outside, the front garden is predominantly paved providing off-road parking and is enclosed by an attractive flint and brick boundary wall.

The rear garden is arranged over two levels, with a walled patio immediately outside the family room, ideal for alfresco dining, leading via steps down to a lawned area with well-established borders.

Chichester District Council - 25/26 Tax Band A £1,661.44 EPC-C









FIRST FLOOR



GROUND FLOOR

Approximate Area = 1260 sq ft / 117 sq m
 Outbuilding = 54 sq ft / 5 sq m
 Total = 1314 sq ft / 122 sq m

For identification only - Not to scale



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 The Poplars is a short distance along on the right. What3words - candy.camera.unless





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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.