

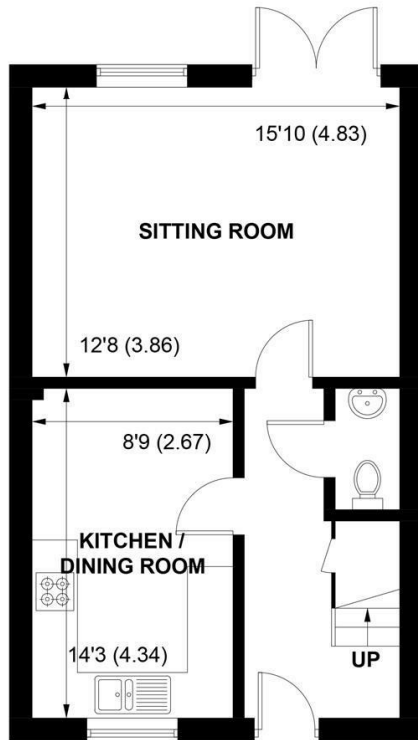


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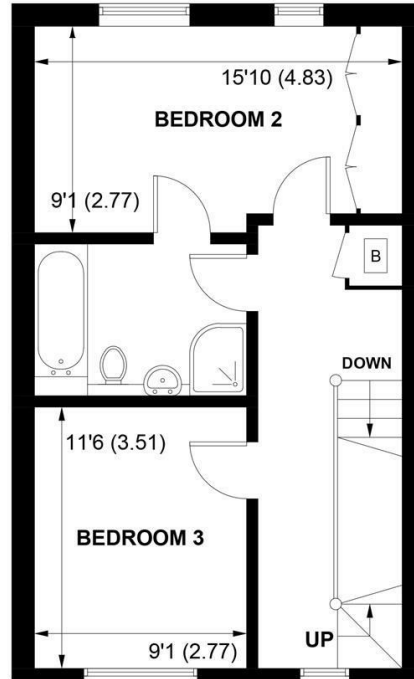


26, SUMMERSDALE ROAD, SUMMERSDALE, CHICHESTER, WEST SUSSEX, PO19 6PL

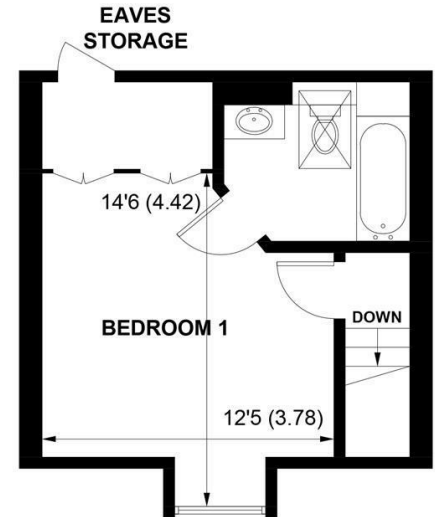




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

APPROXIMATE GROSS INTERNAL AREA = 1151 SQ FT / 106.9 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2021 ©
Produced for Sims Williams

£475,000 Freehold

26, SUMMERSDALE ROAD,
SUMMERSDALE CHICHESTER,
WEST SUSSEX, PO19 6PL

- 3 Storey Townhouse
- Hallway & Cloakroom
- Fitted Kitchen/Dining Room
- Sitting Room
- 3 Bedrooms
- 2 Bathrooms
- Landscaped Gardens
- Private Parking & Car Barn
- Gated Development

EPC RATING

Current = C

Potential = C

COUNCIL TAX BAND

Band = E

A superbly presented 3 bedroom, 2 bathroom townhouse, in a much sought after residential location close to Rousillon Park development just to the north of Chichester city centre. There is a professionally installed and serviced security alarm. Smart meters have been installed.

The house has been particularly well maintained by the present owner and has good natural light and a lovely outlook.

The hallway has stairs to the first floor as well as a cloakroom and doors to both the fitted kitchen/dining room and sitting room. The under stairs cupboard offers useful storage. The kitchen is comprehensively fitted with integral appliances including double electric oven and grill, gas hob, larger style 'fridge/freezer, dishwasher and washing machine. There is good space for a dining table.

The sitting room has a quality cast iron coal effect free standing gas stove making the room warm and cozy and has French doors to the landscaped garden and is bright and spacious.

On the first floor there is a double bedroom with built in wardrobes and a 'jack and jill' bath/shower room plus a second double bedroom. On the second floor there is the master bedroom with built in wardrobes and large eaves storage plus a bathroom en suite.

Outside the rear landscaped gardens have a wide variety of flowers and plants as well as 2 patio areas and large garden shed. The gardens are enclosed within a fenced

boundary and there is a gate leading into the rear gated courtyard with private parking space and car barn which has scope to add additional storage.

Summersdale is a very popular residential area located just to the north of Chichester, beyond which is beautiful countryside leading to East Lavant and Goodwood. There is a local doctor's surgery, two useful shops and a regular bus service to Chichester. The city has a wide range of shops, restaurants and facilities, along with good primary and secondary schools. Sporting activities in the area include sailing at Chichester Harbour and golf and racing at Goodwood. The renowned Festival Theatre and Pallant House Gallery attract visitors all year round.

Disclaimer

As the seller's agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property or issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.



