



Mistral

The Drive, Chichester, West Sussex PO19 5QA

**Michael
Cornish**
PROPERTY SALES & ACQUISITIONS



Mistral

The Drive, Chichester

A rare opportunity to acquire a detached property in a private setting, in lovely gardens and grounds of about 0.26 acres, with further potential to create a stunning family home, subject to planning consent, with nearby wonderful walks and views across open farmland towards Goodwood.



The South Downs and Chichester harbour

Property Features

Detached Bungalow
3 Bedrooms, Bathroom/WC
Entrance hall
Study
Sitting/Dining Room
Kitchen

Outside

Gardens & Grounds
with a front south aspect
Long driveway providing parking spaces
for at least 6 vehicles and
Detached garage

Development potential subject to planning consent

In all, set in about 0.26 acres

THE PROPERTY

Mistral is a delightful detached bungalow in need of some modernisation, with particularly spacious accommodation throughout. Upon entering the property there is a spacious entrance hall with doors leading to a large double aspect sitting/ dining room with a south and west aspect and a door leads into the kitchen with a range of wall and base units, worktops and appliances, two doors lead out to the delightful rear garden. From the entrance hall doors lead to a study, three bedrooms, and a family bathroom.

GARDENS & GROUNDS

Mistral is approached from a long driveway leading to the property, which is set well back within its plot. The garden is mainly laid to lawn and there are various mature trees, an abundance of flowers, shrubs and tall hedges providing a leafy outlook and excellent degree of privacy. Nearby there are lovely county walks with views of The Trundle and Goodwood Race course iconic grandstand on the horizon. Situated on a large plot the property has a great deal of further development potential for enlargement or replacement with a detached family house, subject to planning consent.

In all, set in approximately 0.26 acres

Well located close to the rural fringes of Summersdale about a mile and a half north of the city and lovely country walks nearby with views of
The South Downs and Goodwood



CHICHESTER

Mistral is situated in a highly desirable leafy residential area on the rural fringes of Summersdale about a one and a half miles north of the city and near the remains of the ancient Rampart dating from about the 12th century when Chichester Castle was built. Chichester was founded by the Romans during the first century AD and the surrounding areas are steeped in history, with a number of fascinating archaeological remains from the Roman Conquest such as the existing remains of the tall defence walls, which now provide a walk through the City. Much of the shopping centre is accessed through level pedestrianised areas leading to the well preserved and beautiful Chichester Cathedral founded in 1075. The elaborate octagonal Market Cross stands at the centre of Chichester and is believed to have been built in 1501 and subsequently restored at the expense of Charles Lennox, 2nd Duke of Richmond in 1746. Much of the City centre was built during the Georgian and Victorian periods and one of the most imposing buildings in the City today is the Georgian (former) Corn Exchange built in 1833. The City has beautifully kept parks and 'The Ship Canal' from the City Basin is navigable for about 2 miles by canoe and rowing boats to Donnington and there are a further 2 miles of walks beside the canal leading to Chichester and Birdham Marinas. About a mile from the City centre there is the Nuffield Hospital (private patients) and NHS St Richard's Hospital. There are a wide variety of amenities including: public and private sports centres with indoor swimming pools/gyms, cinemas, bowling, tennis/squash club, rugby football club. Other attractions include: the award winning Pallant House Gallery and internationally renowned Chichester Festival Theatre. There are a number of schools locally and accessible from Chichester including: University of Chichester and Portsmouth Grammar school, Bishop Luffa, The Prebendal school, Oakwood, Great Ballard, Dorset House school, Slindon College, Seaford College, Westbourne House.

COMMUNICATION & TRAVEL LINKS

Chichester has a mainline rail station with links to: London Waterloo via Havant (95mins) and London Victoria (105mins) via Chichester. The A3 (M) motorway is about (11 miles) connecting to the M25 Junction10 and central London about (75miles) and Airports at Heathrow (59miles) or alternatively Gatwick via A27/A24 (55miles) and Southampton (40 miles) and Portsmouth (10miles), both with ferry services to the Isle of Wight, The Channel Isles and Europe. All distances and times are approximate and travel times may vary.







COASTAL & COUNTRY PURSUITS

The surrounding area is renowned for its excellent sailing amenities, country pursuits and many attractions in the area including: the Goodwood Festival of Speed and Goodwood Revival motoring events and Horse Racing at Goodwood and Fontwell and Polo at Cowdray Park. There are golf clubs at Goodwood and Hunston and flying at Goodwood Aerodrome. Much of the surrounding countryside are designated Areas of Outstanding Natural Beauty and The South Downs National Park provides miles of footpaths and bridleways. There are miles of sandy/pebble beaches at East Wittering and Bracklesham Bay and at West Wittering, miles of sandy beach, which has been awarded the 'Blue Flag' international status for excellence. The RSPB nature reserve is situated at Pagham Harbour. Chichester has about 17 miles of harbour channels leading out to The Solent, about 3,750 moorings and there are about 12,000 registered vessels, and about 2,000 berths with 6 marinas including; Chichester Marina, Birdham Pool Marina, Emsworth Yacht Harbour (Marina), Thornham Marina, Sparkes Marina and Northney Marina at Hayling Island and there are 14 Sailing Clubs locally. Further attractions include: Tangmere Military Aviation Museum, Weald & Downland Living Museum at Singleton, West Dean College and Gardens, Amberley Museum & Heritage Centre, Arundel Wetland Centre Wildfowl nature reserve, Fishbourne Roman Palace, Stansted Park House & Grounds, Petworth House and Goodwood House.

Mistral, The Drive, Chichester

Approximate Gross Internal Area = 98.3 sq m / 1058 sq ft

Outbuilding = 13 sq m / 140 sq ft

Total = 111.3 sq m / 1198 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



SERVICES: Mains electricity, water, gas and drainage, Note: Any buyers surveyor should inspect and verify all services.

COUNCIL TAX Band: F Year 2023/24: £3,059.93

EPC Rating: D

LOCAL AUTHORITY: Chichester District Council T: 01243 785166



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Goodwood Racecourse



Chichester Marina



West Wittering Beach 4 miles

Viewings by Appointment
Michael Cornish - Chichester

M: **07917 428464**

W: **01243 790656**

property@michaelcornish.co.uk

www.michaelcornish.co.uk

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