





52 Ferndale Road, Chichester

A truly exceptional detached extended house situated in a select cul-de-sac location



- ▶ **Exceptional detached home**
- ▶ **Superb everyday open plan living space**
- ▶ **En suite principal bedroom**
- ▶ **Lovely garden**
- ▶ **Extended on both the ground and first floor**
- ▶ **Separate sitting room and study**
- ▶ **Stylish family bathroom**
- ▶ **Double garage**

Situated in a highly sought after residential setting about one mile north of Chichester city centre, this exceptional 2,186 sqft four bedroom detached house offers stylish contemporary accommodation that will appeal to the most discerning of purchasers.

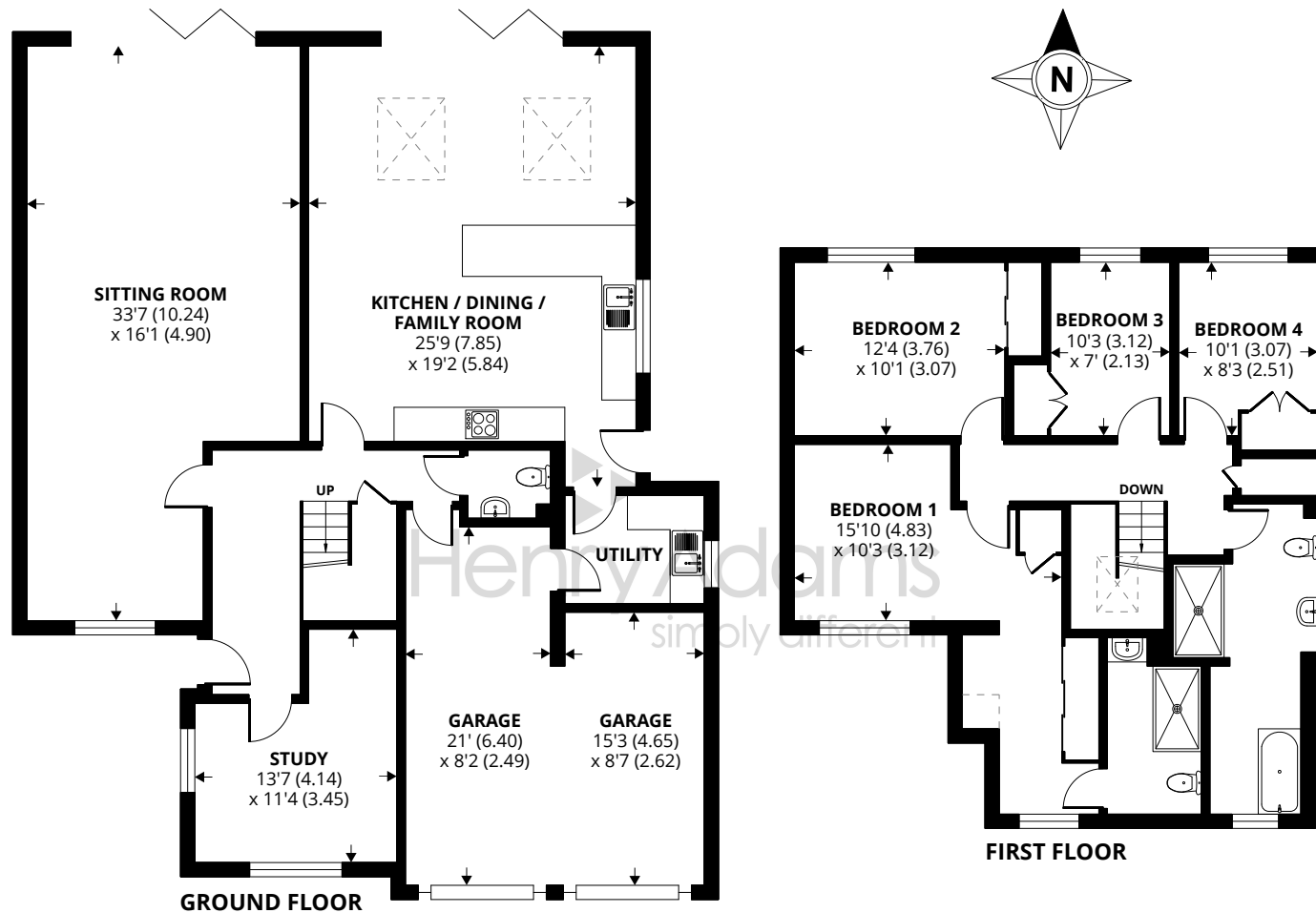
Since purchasing the property in 2014 the present owners have significantly extended the ground floor accommodation and also increased the first floor to create a principal bedroom suite comprising a double bedroom with built-in wardrobes, a dressing area and a quality en-suite shower room.

The ground floor accommodation now includes a stunning open plan kitchen/dining/family room with Velux windows and bi-folding doors to the rear garden allowing natural light to stream into this beautiful room. The kitchen area has an extensive range of cupboard units and a long breakfast bar peninsular. Integrated appliances include an electric double oven, induction hob, cooker hood, and dishwasher. A separate utility room has space and plumbing for a washing machine. In addition, the sitting room has been extended in line with the family room area with matching Velux windows and bi-folding doors to the rear garden. A study and cloakroom complete the ground floor. Upstairs there are three further bedrooms and a luxury family bathroom.









Approximate Area = 2186 sq ft / 203 sq m

Limited Use Area(s) = 5 sq ft / 0.4 sq m

Garage = 326 sq ft / 30.2 sq m

Total = 2517 sq ft / 233.6 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.

Outside

Outside, the front and rear gardens are most attractively landscaped. The wide driveway at the front of the house leads to a double garage.

Chichester District Council - 23/24 Tax Band F £3,059.93

Location

Set in a popular location in Summersdale, to the north of Chichester city centre, the property is near to a local convenience store, doctors surgery & pharmacy and a footpath leading up to Goodwood and East Lavant. The cathedral city of Chichester offers excellent high street shopping, many fashionable restaurants, cafes and bars, the Festival Theatre and a mainline station to London Victoria. There are a number of schools in the area. Nearby 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 including the Qatar Goodwood Festival. There are superb 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

Proceed north along Summersdale Road and take the right fork into Fordwater Lane. Take the first right into Ferndale Road and then the second cul-de-sac on the right where number 52 is on the left.

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