



4 The Rummors, Chichester, PO19 5RT

Guide Price £1,250,000

 **Henry Adams**
estate agents

4 The Rummers, Chichester

A substantial house with vacant possession.

- Sought after location
- Five reception rooms
- Four double bedrooms
- Double garage
- Driveway
- Gardens to all sides
- Vacant possession
- Viewing recommended

Nestled within an exclusive close of just six executive homes in the much requested Summersdale area of Chichester, this impressive residence offers both elegance and comfort.

Many of the rooms enjoy a bright dual aspect, creating a light and welcoming atmosphere throughout.

The property features a beautifully balanced layout including a generous sitting room, dining room and charming garden room, alongside a spacious kitchen/breakfast room with utility. A ground floor study and cloakroom add further convenience for modern living.





Upstairs, the principal bedroom boasts an en suite shower, bathroom and dressing room, complemented by three additional double bedrooms and a stylish bath/shower room. A bespoke staircase leads to a galleried landing, adding a touch of craftsmanship and character.

Externally, the home is enhanced by a double garage with electric roller doors, a large driveway, and well-maintained gardens surrounding all four sides of the property.

Offered with vacant possession, this is a rare opportunity to secure a truly distinguished home in a highly desirable location.

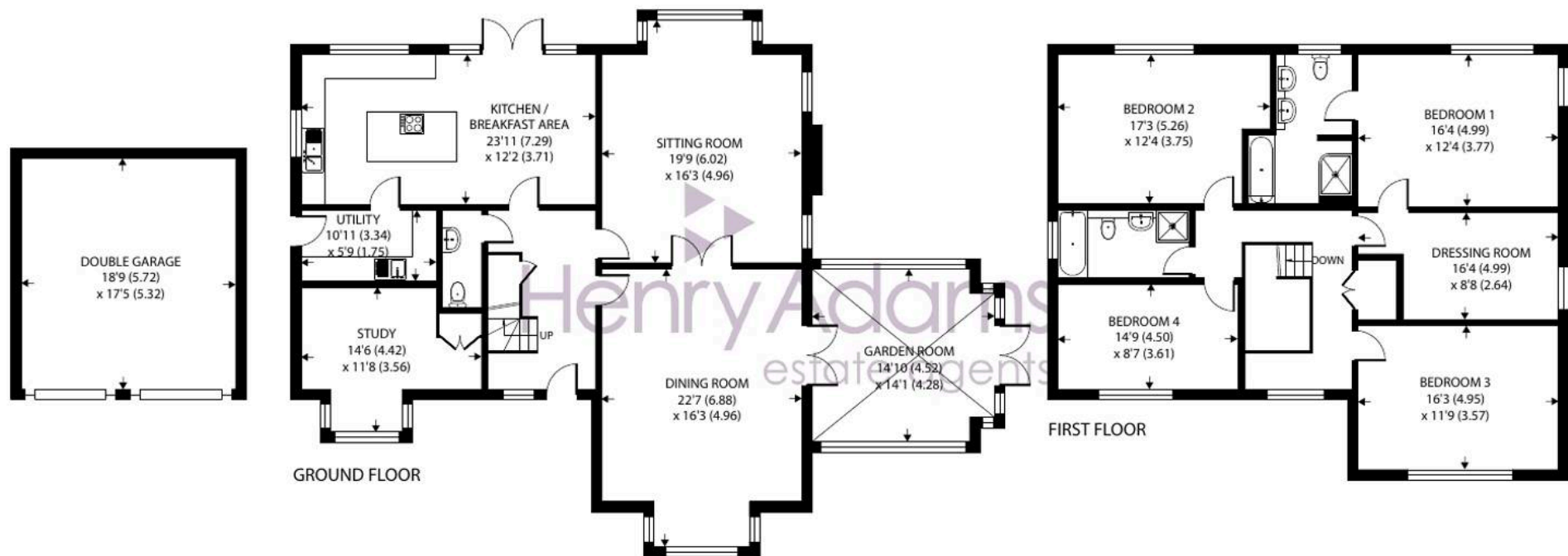
Chichester District Council - 25/26 Tax Band G £3,895.10

EPC-C









4 The Rummars, Chichester

Approximate Area = 2752 sq ft / 255.6 sq m (excludes void)

Garage = 328 sq ft / 30.4 sq m

Total = 3080 sq ft / 286 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © natchecom 2025. Produced for Henry Adams. REF: 1361952

Location - Nearby is Brandy Hole Copse Local Nature Reserve with access to The Centurion Way cycle/footpath which runs to Chichester to the south and West Dean/Goodwood to the north. There is a convenience store, doctors' surgery with pharmacy and a bus service runs every 30 minutes into Chichester. The cathedral city of Chichester offers excellent high street shopping, many fashionable restaurants, cafes and bars, 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 including the Qatar Goodwood Festival. 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 along the A286 Broyle Road, signposted to Midhurst. After passing the Roussillon development, take the first turning on the left into Brandy Hole Lane. Take the second turning on the right into The Rummors and number 4 is at the end. What3words - quarrel.brain.format





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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.