



HEATON DELL  
FORDWATER ROAD, CHICHESTER





# A LIGHT AND ADAPTABLE FAMILY HOME

Located in Summersdale, one of Chichester's most desirable areas



Local Authority: Chichester District Council

Council Tax band: F

Tenure: Freehold

**£1,995,000**





## THE PROPERTY

Set in a peaceful, leafy lane in Summersdale.

A light-filled garden/dining room opens to the terrace, and the ground floor has underfloor heating and a utility room. Upstairs, the principal suite offers a vaulted bedroom, dressing area, and en-suite with freestanding bath. Three more bedrooms share a family bathroom, with a second-floor en-suite ideal for guests or older children.

The property has a double entrance with ample parking. A west-facing terrace leads to low-maintenance gardens bordered by mature trees. A detached studio offers space for work or storage.







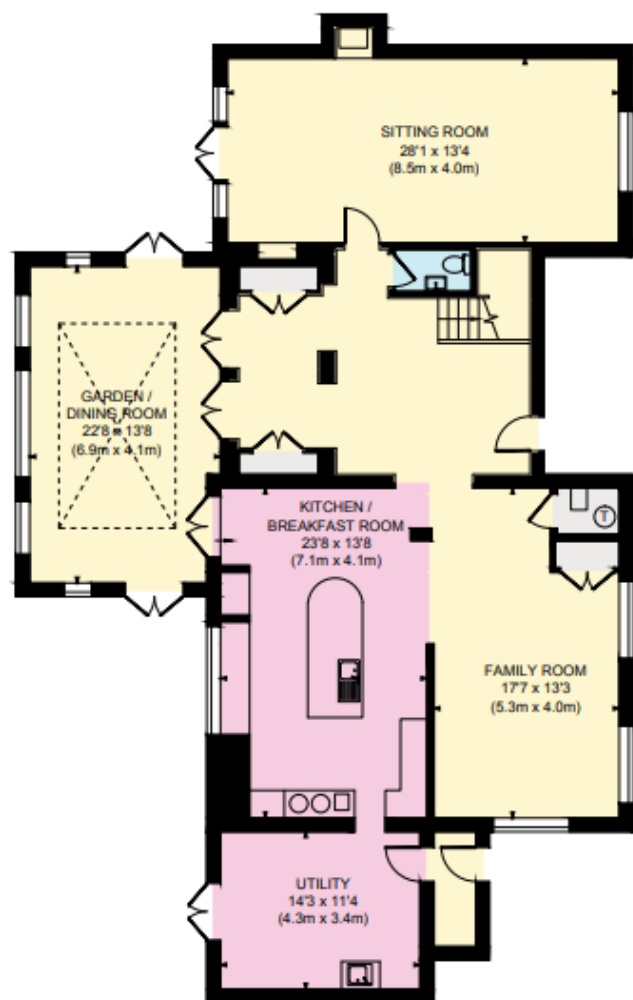




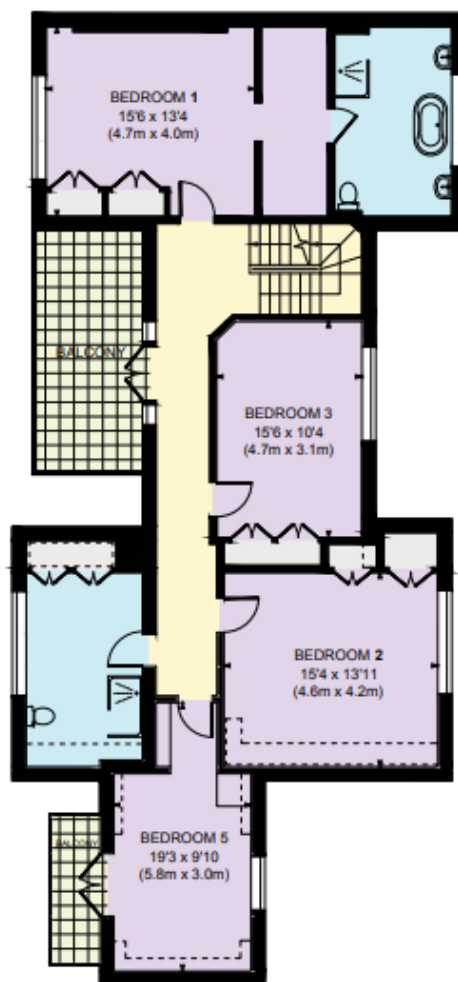


# **Approximate Gross Internal Area**

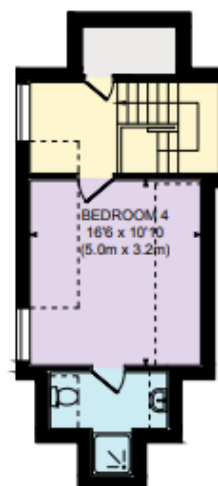
Main House 3658 sq. ft / 339.8 sq. m  
 Outbuildings 804 sq. ft / 74.7 sq. m  
 Total 4462 sq. ft / 414.5 sq. m



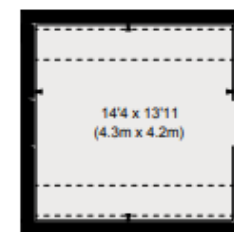
GROUND FLOOR



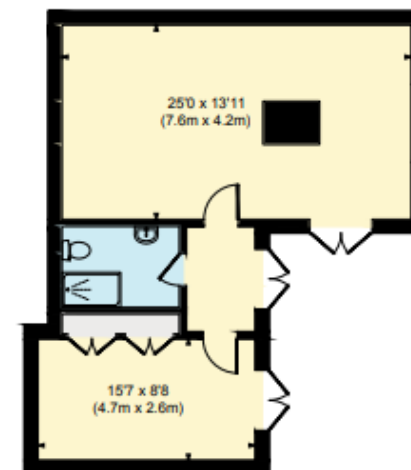
FIRST FLOOR



SECOND FLOOR



OUTBUILDING - FIRST FLOOR



OUTBUILDING - GROUND FLOOR





We would be delighted  
to tell you more.

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