

Summersdale Place, PO21

£750,000 - £800,000

ASTON VAUGHAN

INTRODUCING

Summersdale Place, PO21

3 Bedrooms | 2 Bathroom | Sea Views

Offering approximately 1,564 sq ft of accommodation, the property combines generous proportions with a contemporary, low-maintenance lifestyle. The impressive open-plan kitchen, dining and sitting space forms the heart of the home, with a stylish fitted kitchen centred around a substantial island and complemented by integrated appliances, extensive storage and attractive work surfaces. The adjoining living area provides plenty of room for both everyday living and entertaining.

A particular feature is the bright conservatory, which extends the living accommodation and enjoys a pleasant outlook and direct access to the garden. With windows on several elevations, it is a versatile space that could be used as a dining area, additional sitting room or simply somewhere to enjoy the garden throughout the year.

The three bedrooms are all well proportioned. The principal bedroom benefits from its own en-suite shower room/WC, while a further contemporary shower room/WC serves the remaining bedrooms and living accommodation. The bathrooms have been finished in a clean, modern style, with marble-effect tiling, glazed shower enclosures and contemporary sanitaryware.

The accommodation is finished in a neutral style throughout, with wide-plank timber flooring, crisp white walls and attractive period-style detailing, creating a light and spacious feel. The generous floor area and open-plan arrangement make this a particularly adaptable home.















The property enjoys a private west-facing garden, offering an attractive and secluded outdoor space with established planting and paved seating areas. The west-facing aspect is ideal for making the most of the afternoon and evening sun.

A charming summer house provides useful additional space and could suit a variety of purposes, such as a home office, hobby room or quiet retreat.

The property also benefits from allocated parking, adding further convenience.

















Education:

Primary:
Parklands Community Primary
Jessie Younghusband Primary
Kingsham Primary

Secondary:
Chichester High School
Bishop Luffa School
Chichester Free School

Private:
The Prebendal School
Westbourne House School

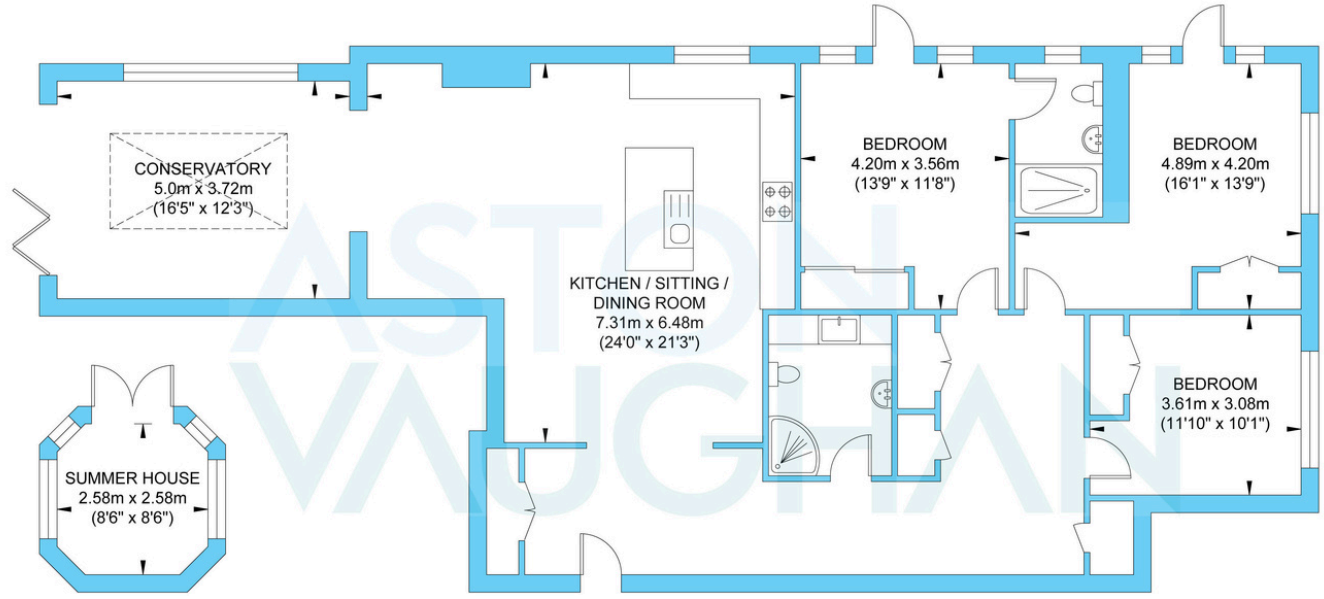
Good To Know:

Summersdale Place is ideally situated on Lavant Road, within easy reach of the historic city centre of Chichester. The property benefits from a convenient setting close to a range of everyday amenities, independent shops, cafés and restaurants, while Chichester's beautiful Cathedral, Festival Theatre and extensive cultural attractions are also nearby.

The area is well served by a selection of highly regarded primary and secondary schools, together with independent options including The Prebendal School and Westbourne House School. Excellent transport links provide easy access to the A27 and surrounding towns, while the nearby South Downs and West Sussex coastline offer a wealth of opportunities for walking, cycling and leisure.

Chichester railway station provides regular services towards London, Brighton and Portsmouth, making this an appealing location for both families and commuters.

Lavant Road



Outbuilding
Approximate Floor Area
66.73 sq ft
(6.20 sq m)

Ground Floor
Approximate Floor Area
1563.99 sq ft
(145.30 sq m)

Approximate Gross Internal Area (Excluding Outbuilding) = 145.30 sq m / 1563.99 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.