



## 3 Summersdale Place, Lavant Road, Chichester, PO19 5RA

Guide Price £895,000



## 3 Summersdale Place, Chichester

A stunning apartment with no chain.

- Luxury ground floor apartment
- Popular Summersdale area
- Open plan kitchen/lounge area
- Conservatory
- Three bedrooms
- En-suite shower/WC and additional shower room/WC
- Private west facing garden
- Allocated parking
- Vacant possession

This luxury ground-floor apartment is set within a niche modern development of just eight properties in the highly sought-after Summersdale area.

Beautifully designed, the home offers a spacious open-plan kitchen and lounge that flows seamlessly into a bright conservatory, creating an ideal space for both relaxing and entertaining. The accommodation includes three well-proportioned bedrooms, complemented by an en-suite shower room and a stylish additional shower room.

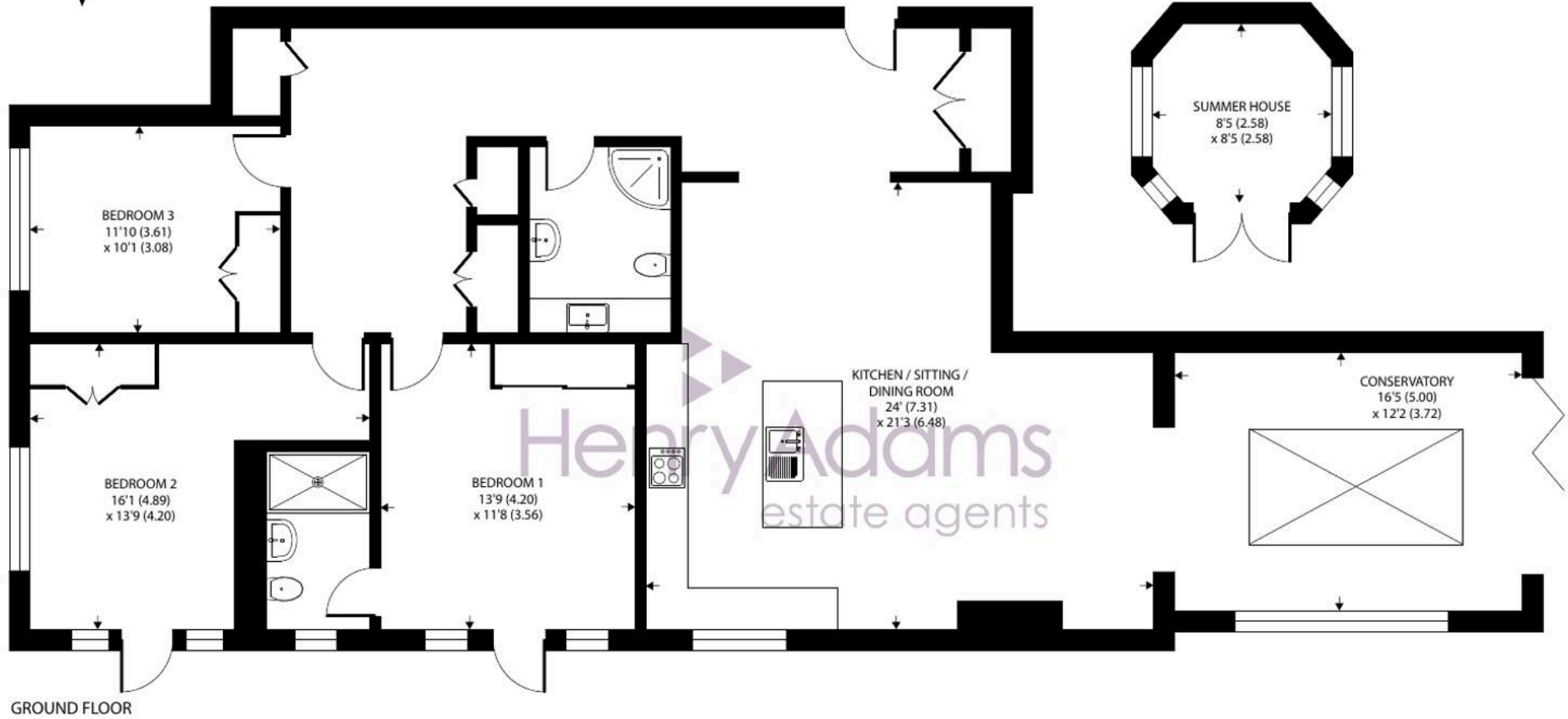
Outside, a private west-facing garden with a charming summer house provides the perfect setting to enjoy afternoon and evening sun.

Further benefits include vacant possession and allocated parking, making this an exceptional opportunity for buyers seeking a refined and low-maintenance home in a prime location.









Approximate Area = 1564 sq ft / 145.3 sq m

Outbuilding = 67 sq ft / 6.2 sq m

Total = 1631 sq ft / 151.5 sq m

For identification only - Not to scale



Tenure – leasehold with 250 year lease granted 29/09/2018.

Service charge - TBC

Ground rent - TBC

Chichester District Council - 25/26 Tax Band F £3,375.76  
EPC-B

**Location** - Nearby there is a convenience store, doctors' surgery with pharmacy and there is a bus service 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. Close by is the Centurion Way cycle/footpath which runs to Chichester to the south and West Dean/Goodwood to the north. 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, Summersdale Place is on the left after the third turning on the left (Plainwood Close). What3words - axed.ranked.fried





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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.