



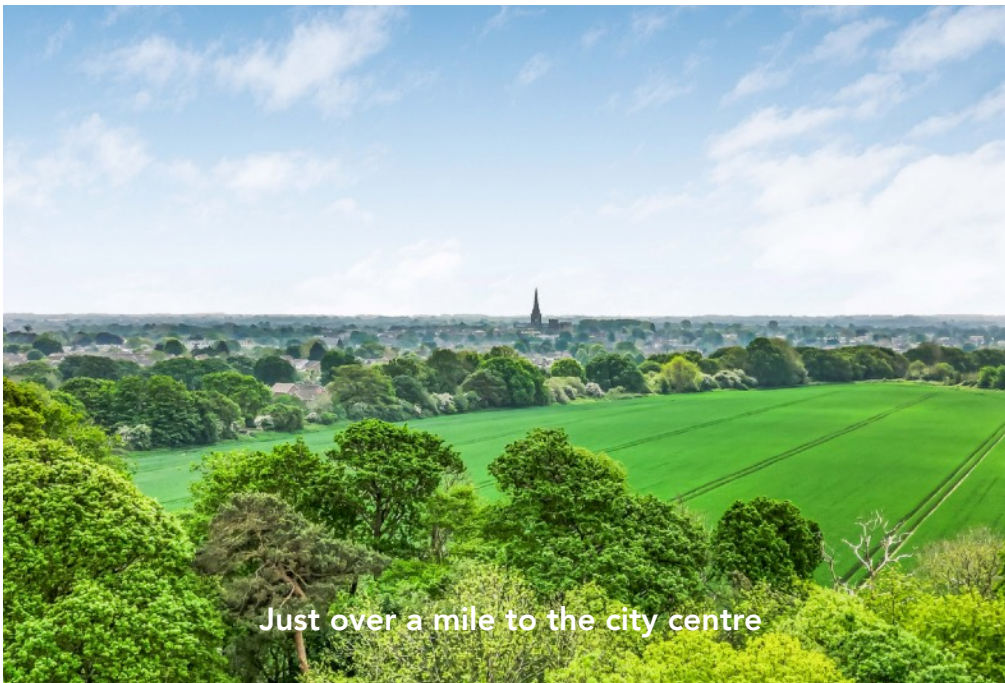
# 3 Stanton Drive

Summersdale, Chichester, West Sussex PO19 5QN

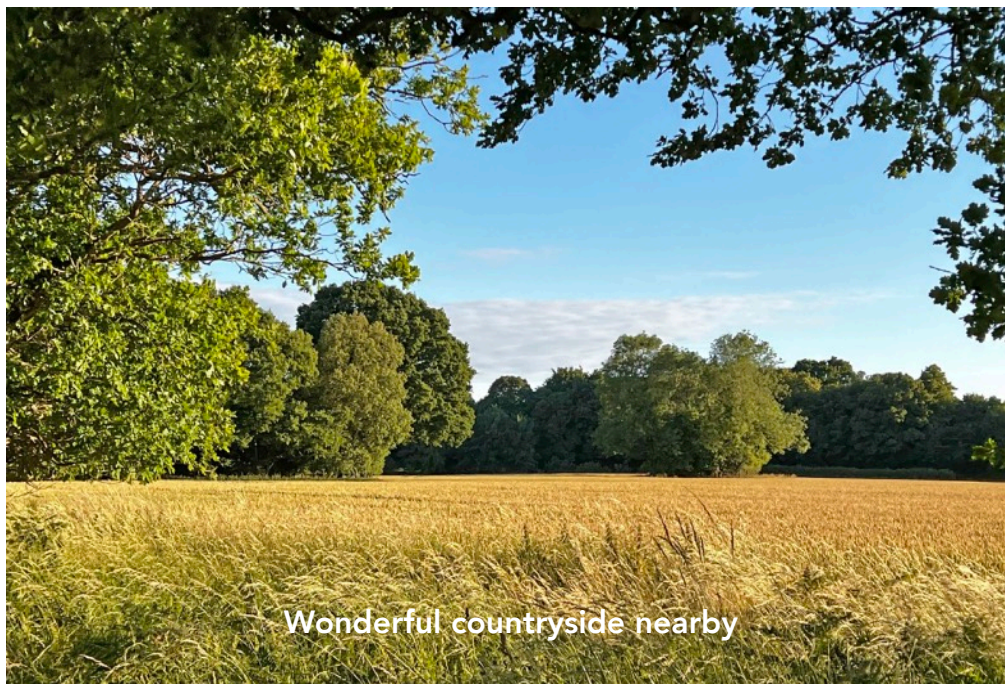
Michael  
Cornish

PROPERTY SALES & ACQUISITIONS





Just over a mile to the city centre



Wonderful countryside nearby

## 3 Stanton Drive

Summersdale, Chichester, West Sussex

A superbly presented handsome detached house with bright and airy spacious accommodation comprising, 4 bedrooms, 2 bathrooms (one en-suite), 3 receptions, kitchen/breakfast room, utility room, double garage, further parking area for 4 vehicles, delightful secluded westerly aspect rear garden, located in a highly desirable leafy area, just over a mile from the city centre.

### THE PROPERTY

4 Bedrooms  
2 Bathrooms (1 en-suite)  
Spacious landing  
Entrance hall, Cloakroom WC, Study  
Kitchen/Breakfast room, Utility room  
Separate Dining room with patio doors to garden  
Double aspect Sitting room with bay window

### OUTSIDE

Own drive Double Garage  
Further parking area for about 4 vehicles  
Beautifully landscaped private rear garden

**In all set in about 0.21 acres**

**Within reach of the city centre  
and nearby wonderful countryside**

### THE PROPERTY

3 Stanton Drive is a handsome and superbly presented modern detached house with bright and spacious accommodation, well positioned on its large plot with a particularly wide frontage and a private partly walled rear garden. Upon entering the house there is a welcoming reception hall with doors leading into a study and a separate cloakroom/wc. There is a spacious kitchen/breakfast room with a good range of wall and base units ovens and hob, worktops with appliances and a door leads into the utility room with a range of cupboards, worktops a sink and space for appliances and a door leads out the rear garden. From the entrance hall a door leads into the dining room with patio doors opening into the rear garden and a door leads into the kitchen and further double doors open into the double aspect sitting room, which has a fire place and a delightful bay window overlooking the rear garden. From the reception hall a staircase rises to the bright landing with doors leading to four bedrooms and family bathroom. The principal bedroom has an en-suite shower room/wc and dressing room with built in wardrobes. The house is well presented throughout and has a lovely comfortable atmosphere, set well back on its plot with an exceptionally wide frontage and garden with a large and exceptionally private rear garden.

**Peaceful sought after residential area north of the city centre, near countryside and Goodwood**













beko



### CHICHESTER Cathedral city

3 Stanton Drive is quietly tucked away within the desirable residential area of Summersdale, about a mile north of the city. Chichester was founded by the Romans during the first century AD and the surrounding areas are steeped in history, with a number of fascinating archaeological remains from the Roman Conquest such as the existing remains of the tall defence walls, which now provide a walk through the City. Much of the shopping centre is accessed through level pedestrianised areas leading to the well preserved and beautiful Chichester Cathedral founded in 1075. The elaborate octagonal Market Cross stands at the centre of Chichester and is believed to have been built in 1501 and subsequently restored at the expense of Charles Lennox, 2nd Duke of Richmond in 1746. Much of the City centre was built during the Georgian and Victorian periods and one of the most imposing buildings in the City today is the Georgian (former) Corn Exchange built in 1833. There are beautifully kept parks and 'The Ship Canal' from the City Basin is navigable for about 2 miles by canoe and rowing boats to Donnington and there are a further 2 miles of walks beside the canal leading to Chichester and Birdham Marinas. About a mile from the City centre there is the Nuffield Hospital (private patients) and NHS St Richard's Hospital. There are a wide variety of amenities including: public and private sports centres with indoor swimming pools/gyms, cinemas, bowling, tennis/squash club, rugby football club. Other attractions include: the award winning Pallant House Gallery and internationally renowned Chichester Festival Theatre. There are a good selection of schools locally and accessible from Chichester including; Jessie Young husband Primary school, Chichester Free school, Chichester High School, Bishop Luffa, Oakwood, Prebendal (with Cathedral Choir school), Chichester University, Great Ballard, Slindon College, Dorset House, Seaford College, Bedales Petersfield, The Portsmouth Grammar school, nearby to Goodwood 4 miles to the south Westbourne House.





### GARDENS & GROUNDS

3 Stanton Drive is approached from a leafy residential road, leading into a long driveway with parking for about four vehicles in front of the double garage and large store room. There is a neatly kept front lawn with a separate side entrance leading to the rear garden, which has an excellent degree of privacy is beautifully kept and enclosed with timber fencing and brick walls, bordered with flower beds and a variety of shrubs, small trees with a large expanse of level lawn and an extensive sun-trap terrace with a large former kitchen garden area.

In all, set in about 0.21 acres



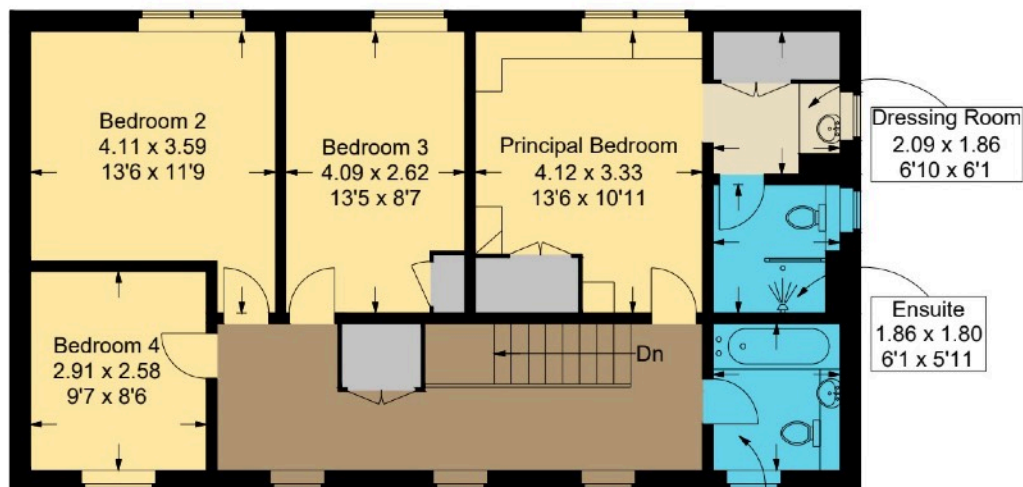
### COMMUNICATION & TRAVEL LINKS

Chichester has a mainline rail station with links to: London Waterloo via Havant (95mins) and London Victoria (105mins) via Chichester. The A3 (M) motorway is about (17 miles) connecting to the M25 Junction10 and central London about (75miles) and Airports at Heathrow (59miles) or alternatively Gatwick via A27/A24 (55miles) and Southampton (40 miles) and Portsmouth (10miles), both with ferry services to the Isle of Wight, The Channel Isles and Europe, distances and times are approximate and travel times may vary.

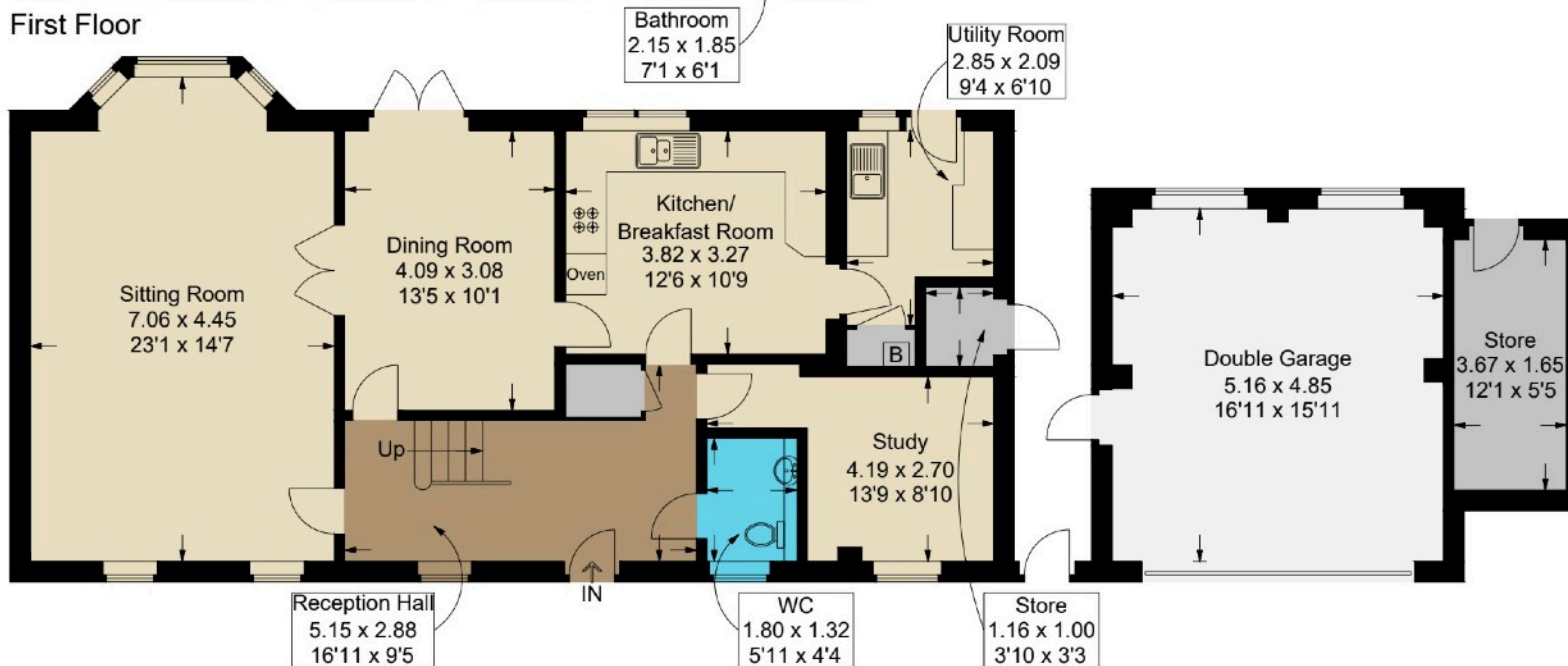


# 3 Stanton Drive, Summersdale, Chichester, PO19 5QN

Approximate Gross Internal Area = 199.8 sq m / 2150 sq ft



First Floor



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Goodwood Racecourse



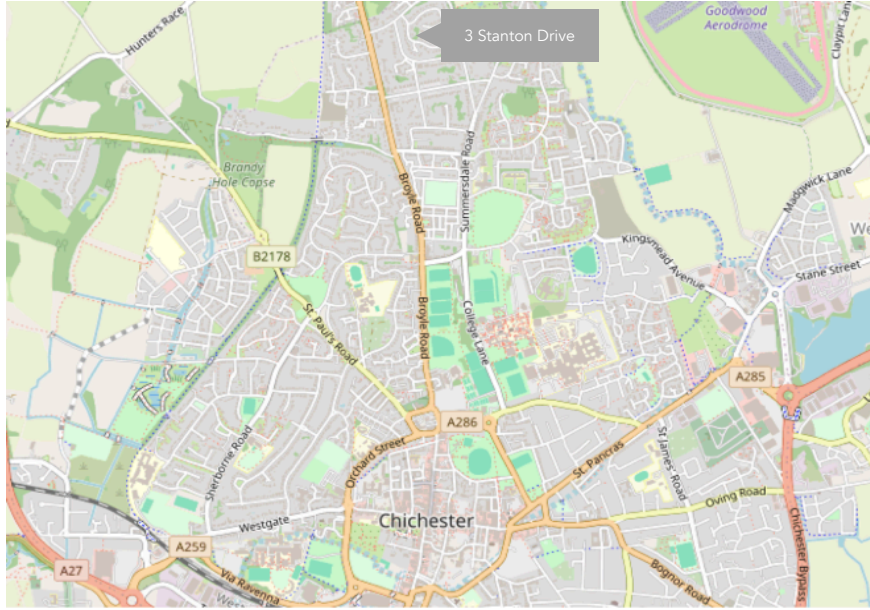
Goodwood Revival



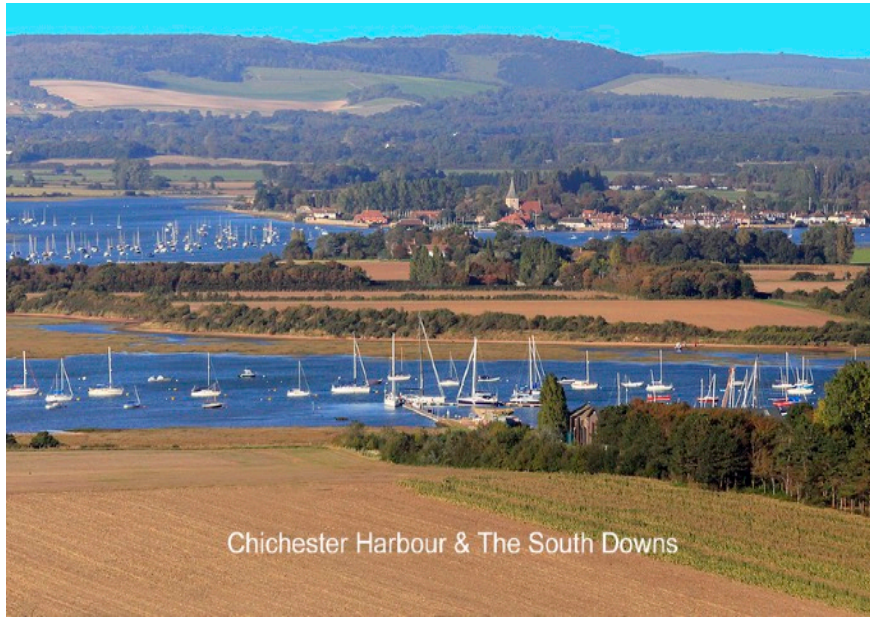
Chichester Marina



West Wittering Beach



3 Stanton Drive



Chichester Harbour & The South Downs

## COASTAL & COUNTRY PURSUITS

Chichester is renowned for its sailing amenities and attractions including: the Goodwood Festival of Speed and Goodwood Revival motoring events, Horse Racing at Goodwood and Fontwell, and Polo at Cowdray Park. Golf clubs at Goodwood and Hunston and flying at Goodwood Aerodrome. Much of the surrounding countryside is an Area of Outstanding Natural Beauty and The South Downs National Park provides miles of footpaths and bridleways. There are miles of sandy beaches at the Witterings, which has been awarded the 'Blue Flag' international status for excellence. A few miles to the south east is Bracklesham Bay a designated area of Special Scientific Interest for wild life and with a lovely beach it's ideal for bathing in the sea, as many people do who belong to the Bracklesham Bay Bluetits, who regularly meet for a healthy dip in the sea. The RSPB nature reserve is situated at Pagham Harbour. Chichester has about 17 miles of harbour channels leading out to The Solent, and thousands of moorings and registered vessels and about 2,000 berths with 6 marinas including; Chichester Marina, Birdham Pool Marina, Emsworth Yacht Harbour (Marina), Thornham Marina, Sparkes Marina and Northney Marina at Hayling Island and 14 sailing clubs. Further attractions include: Ashling Park Estate Vineyard and Restaurant, Tinwood Estate Vineyard, Tangmere Military Aviation Museum, Weald & Downland Living Museum at Singleton, West Dean College and Gardens, Amberley Museum & Heritage Centre, Arundel Castle and Wetland Centre Wildfowl nature reserve, Fishbourne Roman Palace, Stansted Park, Petworth House and Goodwood House.

**SERVICES:** Mains electricity, water, gas and drainage.

Note: Any buyers surveyor should inspect and verify all services.

**COUNCIL TAX Band:** G Year 2026/27: £4,153.59

**EPC Rating:** C

**LOCAL AUTHORITY:** Chichester District Council T: 01243 785166

**Brochure:** Reproduction only allowed with the authors consent

## Viewing by Appointment

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