



Flat 12, Summersdale Court The Drive, Chichester - PO19 5RF

Guide Price £300,000 Leasehold (share of Freehold) - CHAIN FREE-



EST 1850
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Flat 12 Summersdale Court

The Drive, Chichester

Set in some 2 acres of attractive communal gardens and grounds, a purpose built 3-bedroom ground floor apartment with private terrace and single garage just 1 mile to the north of the city centre.

- Ground floor three-bedroom apartment
- Bright reception room with dual aspect and parquet flooring
- Private terrace opening directly from the reception room
- Fitted kitchen with good storage and integrated appliances
- Spacious principal bedroom with built-in storage
- Two further bedrooms offering flexible use
- Large wet-room style shower room
- Single garage in nearby garage block
- Attractive communal gardens with mature planting
- ****CHAIN FREE****







ACCOMMODATION:

The accommodation is arranged around a generous reception room being dual aspect with parquet flooring and a glazed door opening directly onto the private terrace, creating an easy connection to the outside and giving the room an open, airy feel. The terrace provides a sheltered seating area overlooking the communal grounds, while the wider setting enjoys an attractive outlook across mature lawns and trees.

The kitchen is fitted with a comprehensive range of fitted units, ample work surface and integrated appliances, with a practical layout that makes full use of the available space and a window bringing in good natural light.

There are three bedrooms, including a spacious principal bedroom with fitted storage and good proportions, together with two further rooms (one with a wardrobe cupboard) offering flexibility for guest accommodation, study or dining room use if required. The shower room is currently arranged as a wet room and there is an additional cloakroom with low level WC and wash hand basin.

Outside, the mature communal gardens are a key feature of the development, extending well beyond the immediate terrace and providing an open green setting for the apartment. A single garage is situated separately within a garage block, with additional residents' parking nearby.



LOCATION:

The property is situated in the sought-after residential suburb of Summersdale only about 1 mile to the north of Chichester city centre and the bustling mainly pedestrianised shopping precinct. It is also within easy reach of Summersdale's local Co-op convenience store, a One Stop convenience store with Post Office, Lavant Road Doctors' Surgery, and the popular Centurion Way cycle route which leads from the western side of the city northwards through Summersdale and onto to the villages of Lavant and West Dean.

Nearby bus stops provide regular bus services to Chichester and Midhurst, whilst the A27 just south of the city centre links with the A3(M) to the west providing a route north to the M25. Chichester train station, only about 2 miles to the south of the property, provides services along the coast to Portsmouth and Brighton, and to London Victoria.

The cathedral city of Chichester offers excellent high-street shopping, many fashionable restaurants, cafes, bars, a leisure centre with swimming pool, sports clubs, cinemas, and is home to the Pallant House Gallery and the renowned Festival Theatre.

INFORMATION: Services: Mains water and electricity. Electric heating (storage heaters) | Tenure: Leasehold with Share of Freehold | Lease term – We understand the property is held on the remnant of a 125-year lease from March 1991 Z Ground Rent: Peppercorn | Service Charge: 2026/2027 £2,129 | Local Authority: Chichester District Council | Council Tax: Band D | Energy Rating: Band D

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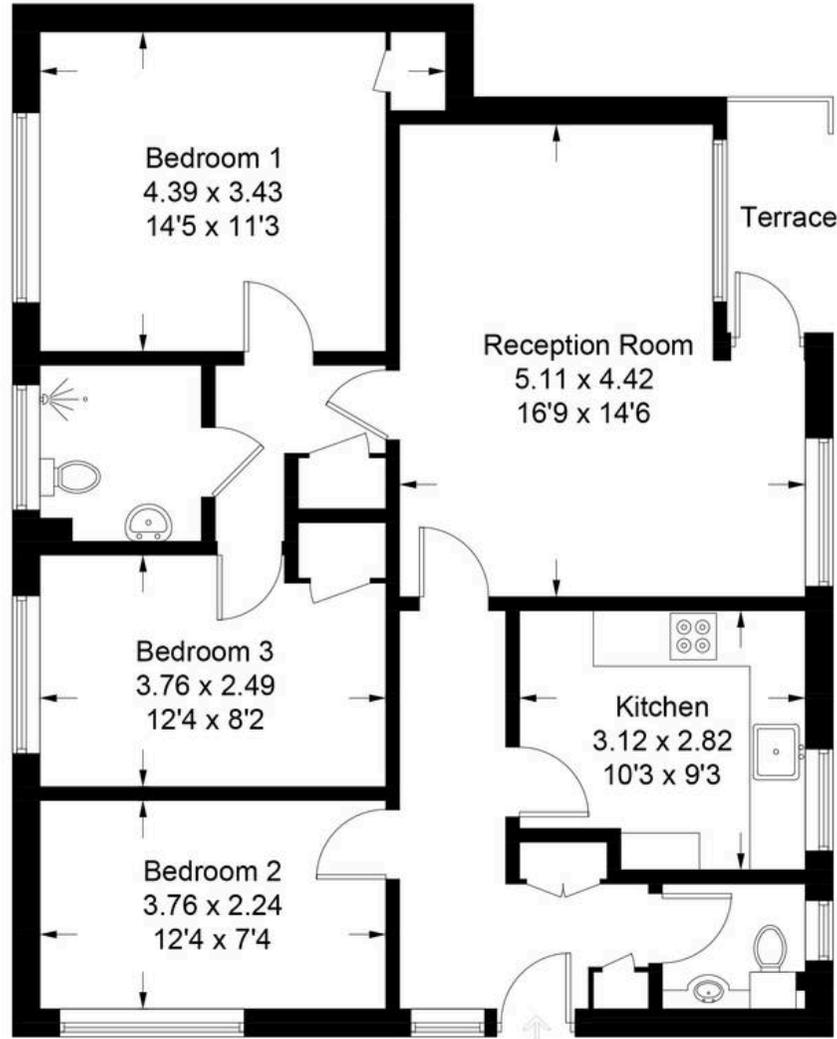
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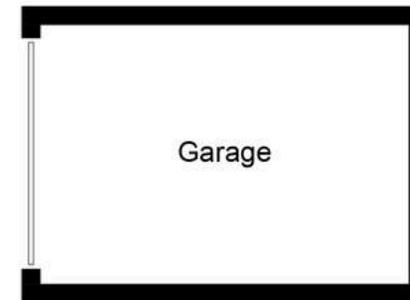
Approximate Gross Internal Area = 81.4 sq m / 876 sq ft
(Excluding Garage)



Produced for Stride & Son Estate Agent.



Ground Floor



(Not Shown In Actual
Location / Orientation)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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