



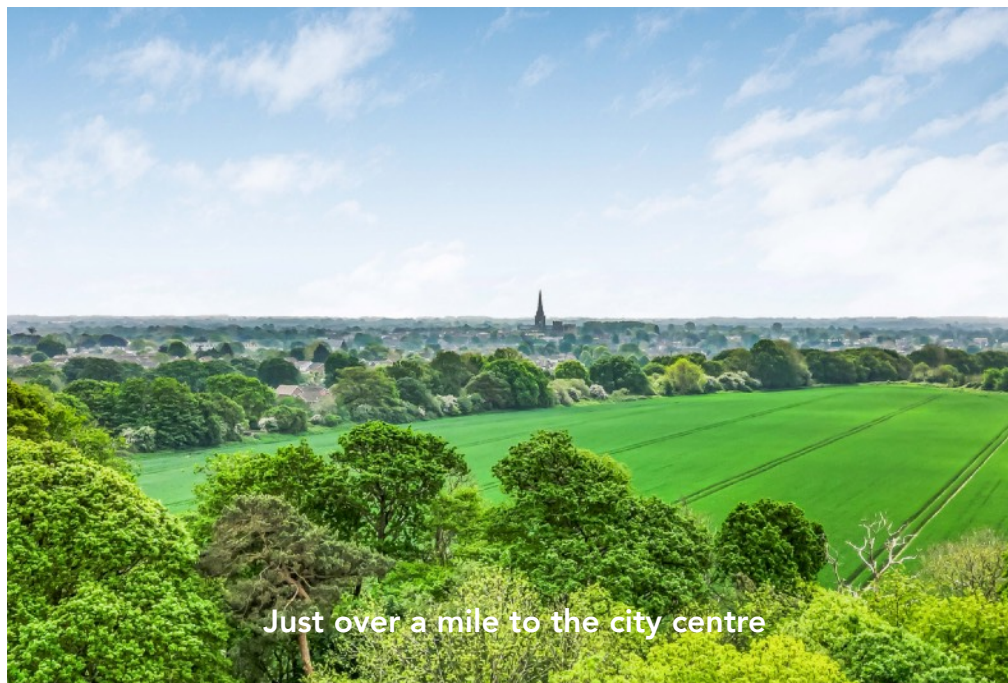
10 Stanton Drive

Summersdale, Chichester, West Sussex PO19 5QN

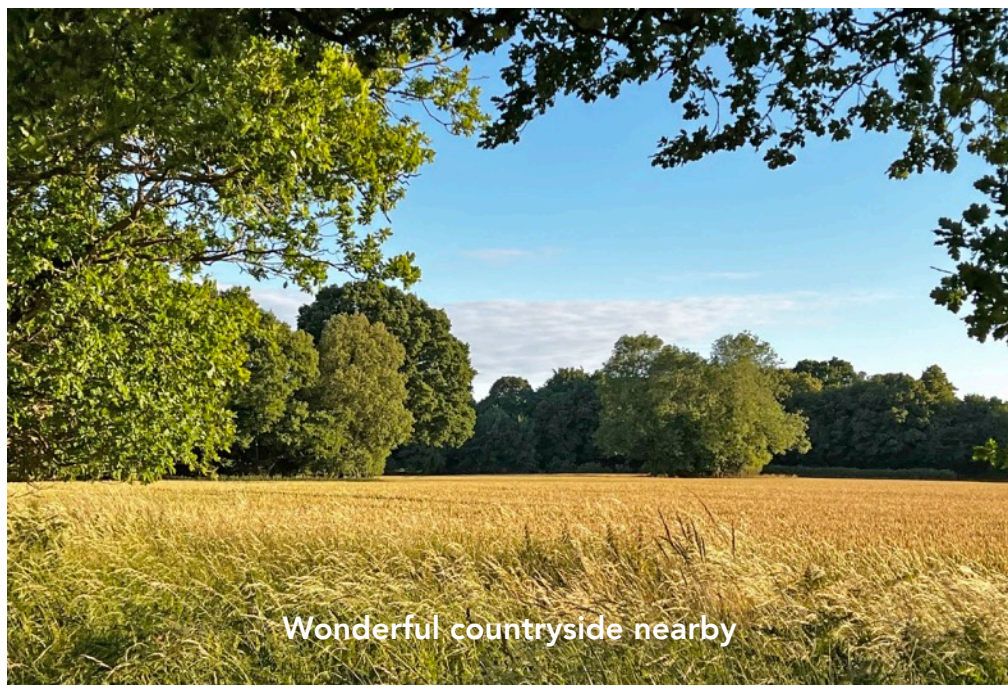
Michael
Cornish

PROPERTY SALES & ACQUISITIONS





Just over a mile to the city centre



Wonderful countryside nearby

10 Stanton Drive

Summersdale, Chichester, West Sussex

A well presented detached house with bright and spacious accommodation comprising: 4 bedrooms, bathroom, Sitting/Dining room, Conservatory, kitchen, utility room, double garage, parking 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
Bathroom
Spacious landing
Entrance hall, Cloakroom/WC
Kitchen and separate Utility Room,
Sitting room/Dining Room
Conservatory

OUTSIDE

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

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

THE PROPERTY

10 Stanton Drive is a well presented modern detached house with bright and spacious versatile accommodation, well positioned on its plot with a good frontage and a private westerly aspect rear garden. Upon entering the house there is a welcoming reception hall with a cloakroom/wc and double doors lead into the sitting room featuring a fireplace and open plan to the dining room with double doors opening into the delightful conservatory with a lovely outlook and doors opening out to the private west facing rear garden. From the hallway a door leads into the kitchen with a range of wall and base units oven and a hob, worktops with integrated appliances and a door leads to the dining room and another door leads into the covered linked hallway with a door into the utility room and another door opens into the garage. From the entrance hall there is well staircase rising to the bright and spacious landing with doors leading to four bedrooms and a family bathroom. The house is well presented throughout and has a comfortable atmosphere, set back on its plot with a front garden and delightful westerly aspect rear garden.

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















CHICHESTER Cathedral city

10 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.

COMMUNICATIONS & 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.



GARDENS & GROUNDS

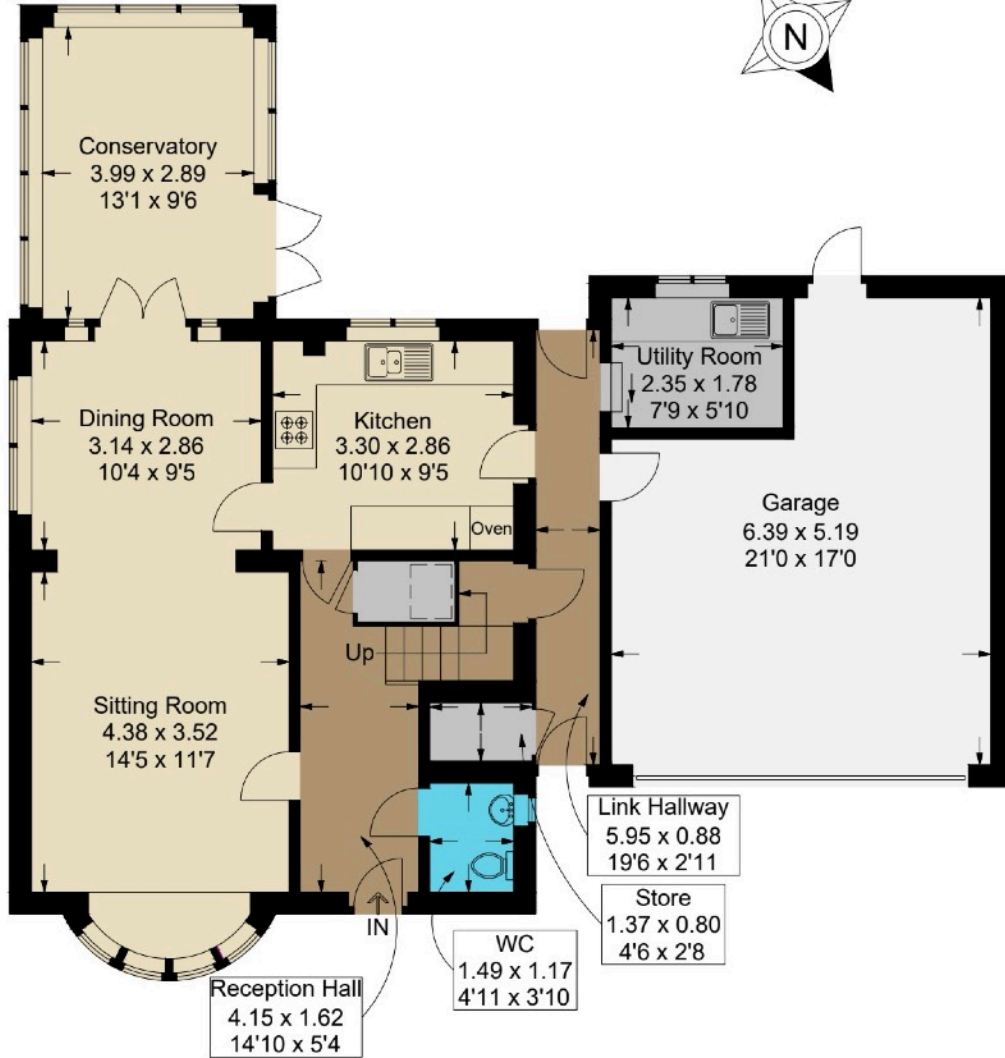
10 Stanton Drive is approached from a leafy residential road, leading into a driveway with parking for about four vehicles in front of the double garage. There is a neatly kept front garden with potential for separate side-entrance and there is a side walk through entrance via the stable doors of the linked hall between the house and garage leading to the rear garden, which has an excellent degree of privacy and is superbly kept, enclosed with timber fencing, bordered with flower beds and a variety of shrubs with an expanse of level lawn and a sun-trap terrace and often sunny westerly rear aspect. The grounds extend beyond the rear fence into a rising lightly wooded bank, providing an excellent degree of privacy.



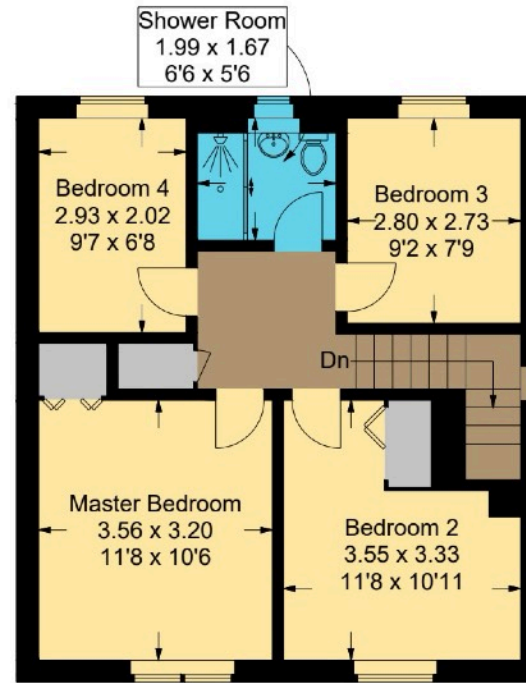


10 Stanton Drive, Summersdale, Chichester, PO19 5QN

Approximate Gross Internal Area = 154.5 sq m / 1663 sq ft
 (Excluding Reduced Headroom / Eaves)
 Reduced Headroom = 0.4 sq m / 4 sq ft
 Total = 154.9 sq m / 1667 sq ft



Ground Floor



First Floor

= Reduced headroom below 1.5m / 5'0

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



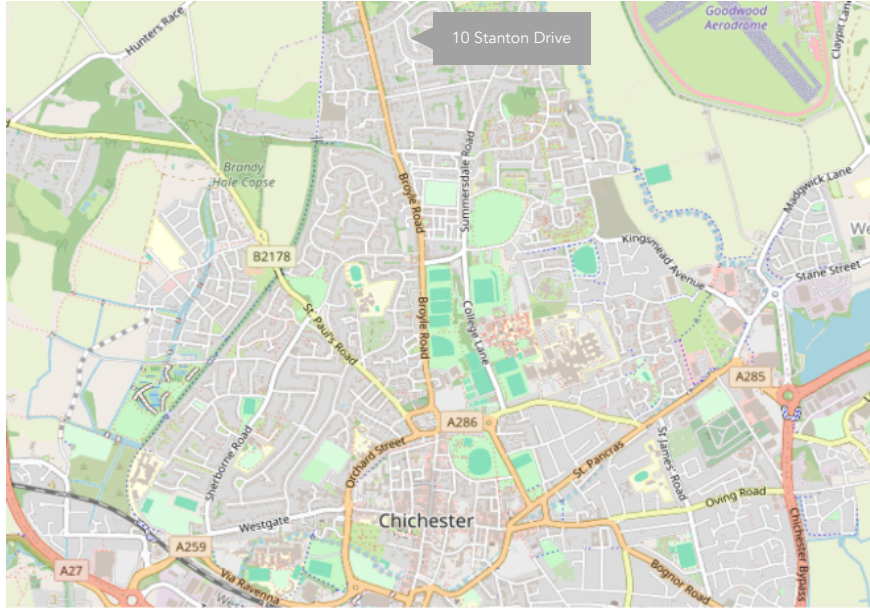
Goodwood Revival



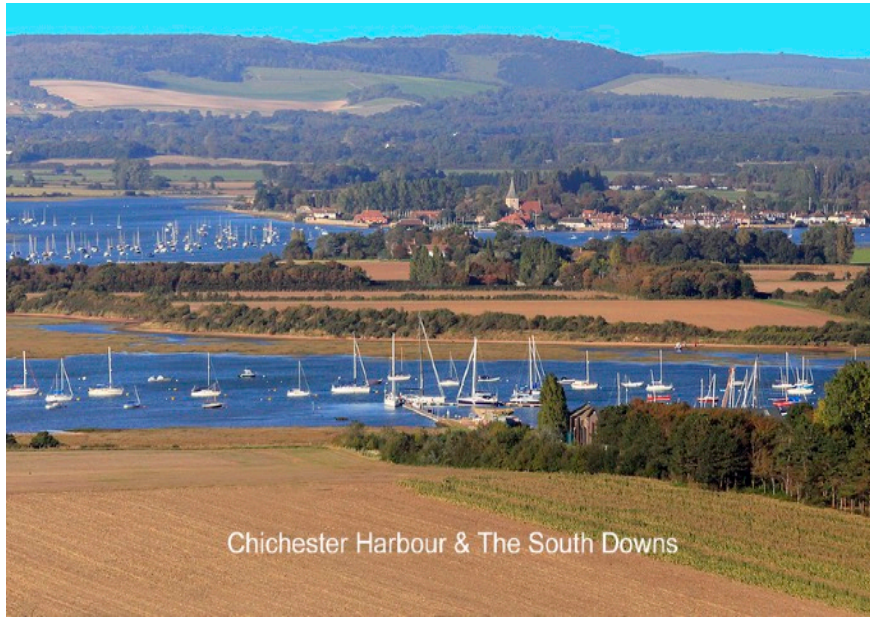
Chichester Marina



West Wittering Beach



10 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: F Year 2025/26: £3,599.77

EPC Rating: D

LOCAL AUTHORITY: Chichester District Council T: 01243 785166

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Viewing by Appointment

Michael Cornish - Chichester

M: 07917 428464

W: 01243 790656

property@michaelcornish.co.uk

www.michaelcornish.co.uk

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