



59 Plainwood Close
Chichester, West Sussex

A spacious detached family home with scope for modernisation in the popular Summersdale area

A 4/5 bedroom property with generous, well proportioned accommodation and enjoying a secluded position just to the North of the city centre within a sought-after residential area, near to local amenities and around a mile from the Festival Theatre and the city centre.



3 RECEPTION ROOMS



4 BEDROOMS



2 BATHROOMS



DOUBLE GARAGE



GARDENS



FREEHOLD



EDGE OF CITY



1,890 SQ FT



**GUIDE PRICE
£900,000**



The property

Built in the 1990s, 59 Plainwood Close is an excellent family home with scope for modernisation, set in a tucked-away location in the sought after Summersdale area of Chichester.

The entrance opens into an exceptionally large L-shaped entrance hallway with useful storage, and double part-glazed door opening to a dual aspect spacious living room.

The sitting room opens into a rear aspect dining room with a secondary door to the hall and patio doors to the westerly facing back garden. A well-proportioned front aspect study completes the reception rooms. The kitchen/breakfast room and useful utility room are located at the rear of the property. The cloakroom completes the ground floor accommodation.

Stairs lead to the generous first floor landing with a very deep linen cupboard. The dual aspect principal bedroom has an en-suite shower room and there are three further double bedrooms plus a family bathroom on this level.

Outside

Occupying a tucked-away and peaceful position at the end of a cul de sac, the property is approached via a tarmac driveway providing parking for several cars and leading to the detached double garage. This is screened on one side by high walling and on the other by mature shrubs. The front garden is attractively planted with well stocked flower and shrub beds as well as a pathway leading to the front door and side gate to the rear garden.

Mainly laid to lawn, the westerly facing rear garden is pleasantly peaceful and private, bordered by mature shrubs and trees. It features a generous curved paved terrace, part-covered by a retractable awning off the dining room, making it ideal for entertaining and al fresco dining regardless of the weather.



Location

The property is situated on a favoured no-through road in Summersdale, a highly regarded residential area just to the north of Chichester's City Centre, on the fringe of the South Downs National Park and close to Goodwood.

The renowned Chichester Festival Theatre is close by, as is Oaklands Park, home of Chichester's Rugby Football Club.

Amenities in Summersdale include a Post Office and general store, garage with shop, medical centre, Brandy Hole Copse Nature Reserve and the Centurion Way – a foot and cycle path connecting the South Downs with the Salterns Way, a path providing access to Fishbourne and along the shoreline of Chichester Harbour to the sailing clubs at Dell Quay, Itchenor, Chichester Marina and West Wittering beach.

Chichester itself has a broad range of shopping facilities with national brands and long established shops, restaurants, wine bars and brasseries.

Goodwood, to the northeast, offers a horse racing calendar and annual events for motoring enthusiasts including the Festival of Speed and Goodwood Revival.

Chichester's railway station provides access along the coast, to London Victoria via Gatwick Airport and, via Havant, to London Waterloo. The A27 is about 2.8 miles and, at Havant, connects to the A3(M) and northwards to the M25 and London Heathrow.

Excellent schooling in the state and independent sectors in the vicinity include Bishop Luffa School (rated Outstanding by Ofsted), the Prebendal School, Bishops Luffa School and Portsmouth Grammar School.



Distances

- Chichester High Street 1.2 miles
- A27 2.2 miles
- A3 15.2 miles
- Southampton Airport 32.8 miles
- London Gatwick Airport 48.1 miles
- Central London 71.9 miles

Nearby Stations

- Chichester
- Fishbourne
- Havant

Key Locations

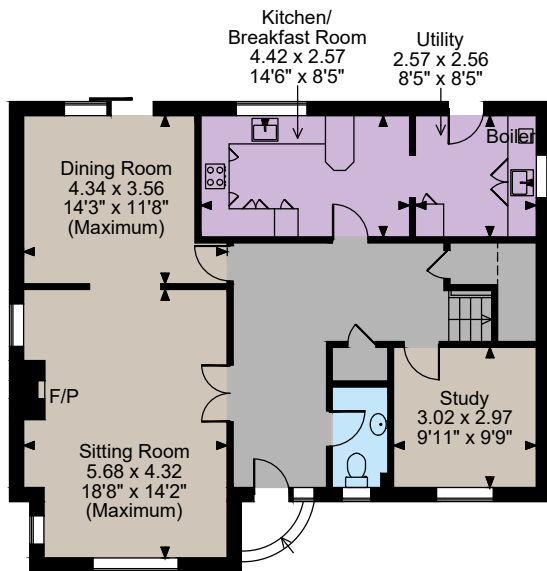
- Chichester Cathedral
- Chichester Festival Theatre
- Pallant House Gallery
- The Novium Museum
- Chichester Festival Theatre
- West Dean Gardens

- Goodwood House and Racecourse
- Bishop Palace Gardens
- South Downs National Park
- Arundel Castle
- Petworth House & Park (National Trust)

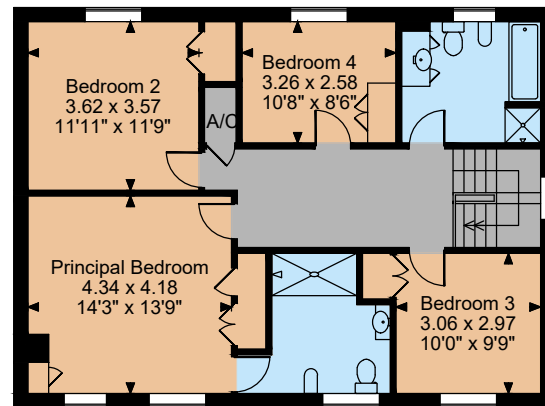
Nearby Schools

- Westbourne House
- The Prebendal School
- Bishop Luffa School
- Oakwood
- Great Ballard
- Portsmouth Grammar School

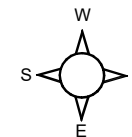
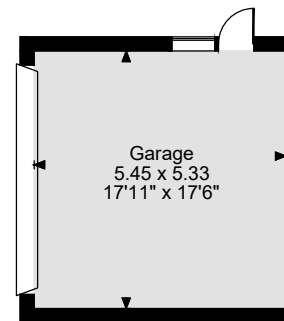




Ground Floor



First Floor



Floorplans

Main house internal area 1,890 sq ft (176 sq m)

Garage internal area 313 sq ft (29 sq m)

Total internal area 2,203 sq ft (205 sq m)

For identification purposes only.

Directions

PO19 5YB

what3words: ///music.deeper.swear - brings you to the driveway

General

Local Authority: Chichester District Council

Services: Mains gas, electricity, water and drainage

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

EPC Rating: D

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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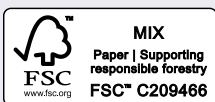
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