



2, The Avenue
Summersdale, Chichester

An impressive four-bedroom detached house with elegant accommodation and a splendid south-facing garden

A highly attractive detached family home set in a quarter of an acre with beautifully appointed accommodation and delightful garden, set in a sought-after residential setting a stone's throw from the city centre.



3 RECEPTION ROOMS



4 BEDROOMS



3 BATHROOMS



LARGE DRIVEWAY



OVER 1/3 ACRE PLOT



FREEHOLD



CITY



2,228 SQ FT



£1,575,000 GUIDE PRICE



The property

2 The Avenue is a handsome detached family home with up to four bedrooms and attractive, elegant accommodation, set in a sought after residential street in Chichester, just a mile from the historic city centre. The property features three well-presented reception rooms on the ground floor, including the generous main reception towards the rear, with its triple aspect, which includes a full-height south-facing window, skylights overhead and bi-fold doors opening onto the covered seating area. The room features tiled and wooden parquet flooring, and provides space for a seating area and a dining area, or two discreet seating areas. Towards the front there is a private study, which could be used as a family room or snug if required, while there is also a formal dining room adjoining the main reception, which also features bi-folds opening to the shaded patio. The kitchen connects to the dining room in a semi open-plan layout and offers modern fitted units for kitchen storage, a breakfast bar, integrated appliances and space for an American-style fridge freezer. The adjoining utility room provides space for further household appliances and storage.

Upstairs, the principal bedroom features built-in storage and an en suite bathroom with a freestanding bathtub and a separate shower unit. There are two further bedrooms on the first floor, as well as a dressing room with built-in wardrobes, which could be used as a fourth bedroom if required. The family bathroom is found on the first floor, while the ground floor has an additional shower room.

Outside

At the front of the property, a five-bar wooden gate opens onto the gravel driveway, which leads to the house and provides plenty of parking space, as well as access to the integrated single garage for further parking or home storage. The front garden has an area of lawn and well-stocked beds, as well as established border hedgerow, while at the rear there are sunny south-facing garden, which extends to more than 100ft. It includes well-maintained lawns; borders of established hedgerows, mature trees, a patio seating area shaded by a pergola and at the end of the garden, a summer house in which to relax.



Location

2 The Avenue lies on the northern outskirts of the historic and sought-after city of Chichester. The city walls border the city centre and the property is around a mile from the many amenities found within the mainly pedestrianised city centre. Pallant House Gallery, the New Park Centre, Chichester's Racquets & Fitness Club, the adjoining public tennis courts, and the renowned Festival Theatre are all within easy reach.

The mainline station is two miles away, providing access along the south coast, to London Victoria via Gatwick and to London Waterloo via Havant. The A27 provides access to the A3(M) and on to the M25. Portsmouth ferry port, about 16 miles, provides access to the Isle of Wight, Channel Islands and to Continental Europe. Southampton Airport is about 30 miles.

The Centurion Way foot and cycle path is accessed to the west of Chichester and provides access via the Salterns Way, where you can cycle along the harbour shoreline to the wonderful beach of West Wittering.

Goodwood, to the northeast, offers a horse racing calendar and annual events for motoring enthusiasts. Sailing may be enjoyed from the many villages around Chichester Harbour and off the coast. There are also first class sailing facilities at Bidham Pool Marina and Chichester Harbour offering private berths.

To the north of Chichester lies the rich countryside of the South Downs National Park providing exceptional opportunities for walking, horse riding and mountain biking as well as several well regarded pubs and restaurants.



Distances

- Chichester city centre 1.0 miles
- Portsmouth 18.5 miles
- Southampton airport 32.1 miles

Nearby Stations

- Chichester
- Southbourne
- Havant

Key Locations

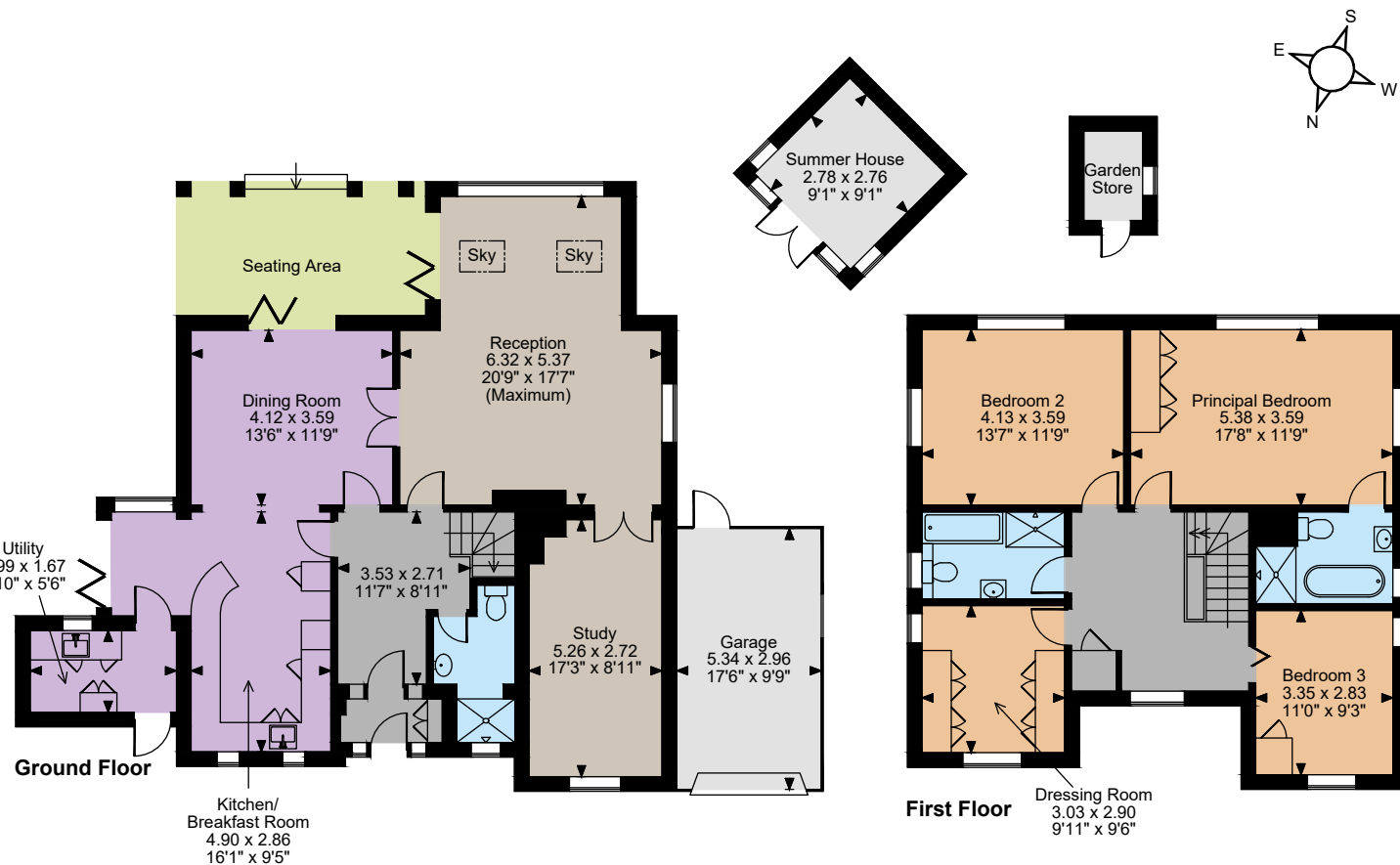
- Bishop Palace Gardens
- Goodwood House
- Chichester Locations
- West Dean Gardens

Nearby Schools

- Westbourne House
- The Prebendal School
- Bishop Luffa

- Oakwood
- Great Ballard
- Portsmouth Grammar School





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

House internal area 1,951 sq ft (181 sq m)
Garage Internal area 170 sq ft (16 sq m)
Summer House and Graden store internal area 107 sq ft (10 sq m)
For identification purposes only.

Directions

Post Code: PO19 5PZ

what3words: ///look.ties.loud

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 F

EPC Rating: E

Stride & Son Estate Agents

37 South Street, Chichester, West Sussex, PO19 1EL

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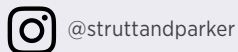
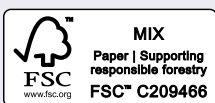
Chichester

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