



24 Ferndale Road, Chichester, PO19 6QJ

Guide Price £650,000



## 24 Ferndale Road, Chichester

A well presented detached house situated in the popular Summersdale area of Chichester.

- Extended detached house
- Dual aspect sitting room
- Kitchen/breakfast room
- Dining room
- Large utility and cloakroom
- Three bedrooms
- En-suite
- Bathroom
- Double garage and driveway
- Attractive garden

The property has been altered from its original layout and extended in more recent years. The property was original built as a four bedroom but one of the bedrooms was converted some years ago to create an en-suite shower room/WC to the principal bedroom.

An extension to the ground floor has created a dining room and large utility room and complements the already well-proportioned accommodation, which includes a dual aspect sitting room with attractive log burner and mantle, open plan kitchen/breakfast room and a cloakroom.





On the first floor, there are three bedrooms and a bathroom/WC and en-suite facility. The property also benefits from replacement triple glazed windows.

To the front of the property is a driveway which provides off-road parking and leads to a double garage with integral door leading to the utility room. The rear garden has been attractively landscaped and includes a useful brick built outbuilding.

Chichester District Council - 25/26 Tax Band F £3,375.76 EPC-D













Approximate Area = 1849 sq ft / 171.8 sq m (includes garage)

Workshop = 98 sq ft / 9.1 sq m

Total = 1947 sq ft / 180.9 sq m

For identification only - Not to scale

**Location** - Set in a popular location in Summersdale, to the north of Chichester city centre, the property is near to a local convenience store, doctors surgery & pharmacy and a footpath leading up to Goodwood and East Lavant. The cathedral city of Chichester offers excellent high street shopping, many fashionable restaurants, cafes and bars, the Festival Theatre and a mainline station to London Victoria. There are a number of schools in the area. Nearby Goodwood is famous for its many event days including the world renowned Festival of Speed and Goodwood Revival for motor racing enthusiasts and a season of horse racing including the Qatar Goodwood Festival. There are superb sailing facilities around Chichester Harbour and water sports from the beaches at West Wittering. The area is a paradise for wildlife enthusiasts, with beautiful walks and cycle tracks over the South Downs and around the harbour.

**Directions** - Proceed north along Summersdale Road and take the right fork into Fordwater Lane. Take the first right into Ferndale Road and number 24 is on the right after the first cul-de-sac. what3words - leaned.scrap.common







## Henry Adams - Chichester

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Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.