



8 Stanton Drive

Summersdale, Chichester, West Sussex PO19 5QN

Michael
Cornish

PROPERTY SALES & ACQUISITIONS





Just over a mile to the city centre

8 Stanton Drive

Summersdale, Chichester, West Sussex

A superbly presented detached house with bright and airy spacious accommodation comprising, 4 bedrooms, 2 bathrooms (one en-suite), 3 receptions and garden room, kitchen, utility room, double garage, parking for further 3 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
2 Bathrooms (1 en-suite)
Spacious landing
Entrance hall, Cloakroom WC, Study
Kitchen and Utility room, Sun room
Separate Dining room
Sitting room and Garden room

OUTSIDE

Own drive Double Garage/Workshop
Further parking area for about 3 vehicles
Beautifully landscaped private rear garden
with a westerly rear aspect

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



Wonderful countryside nearby

THE PROPERTY

8 Stanton Drive is a well presented modern detached house with bright and spacious versatile accommodation, well positioned on its plot with a wide frontage and a private westerly aspect rear garden. Upon entering the house there is a welcoming reception hall with door leads into the front study and there is a storage cupboard and coats cupboard in the hallway and a door leads into the kitchen with a range of wall and base units ovens and a hob, worktops and breakfast bar with integrated appliances and a door leads into the utility room with a range of cupboards and worktop and a door leads into the sun room with patio doors leading out to the rear garden and a door leads into the garage/workshop. From the hall a door lead into the dining room with doors opening into the sitting room. From the hall a door leads into the spacious double aspect sitting room with a fireplace and a bay window overlooking the delightful front garden and doors opening into the garden room with doors opening out to the secluded westerly aspect rear garden.

From the reception hall a superb well staircase rises to the bright landing with doors leading to four bedrooms and an excellent family bathroom. The principal bedroom has an en-suite bathroom and built in wardrobes and rear aspect. The house is well presented throughout and has a comfortable atmosphere, set well 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

8 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.



GARDENS & GROUNDS

8 Stanton Drive is approached from a leafy residential road, leading into a driveway with parking for about three vehicles in front of the double garage. There is a neatly kept front lawn with a separate side entrance 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, small trees with an expanse of level lawn and a sun-trap terrace with a westerly aspect. The grounds extend beyond the rear fence into a rising lightly wooded bank, providing an excellent degree of privacy

COASTAL & COUNTRY PURSUITS

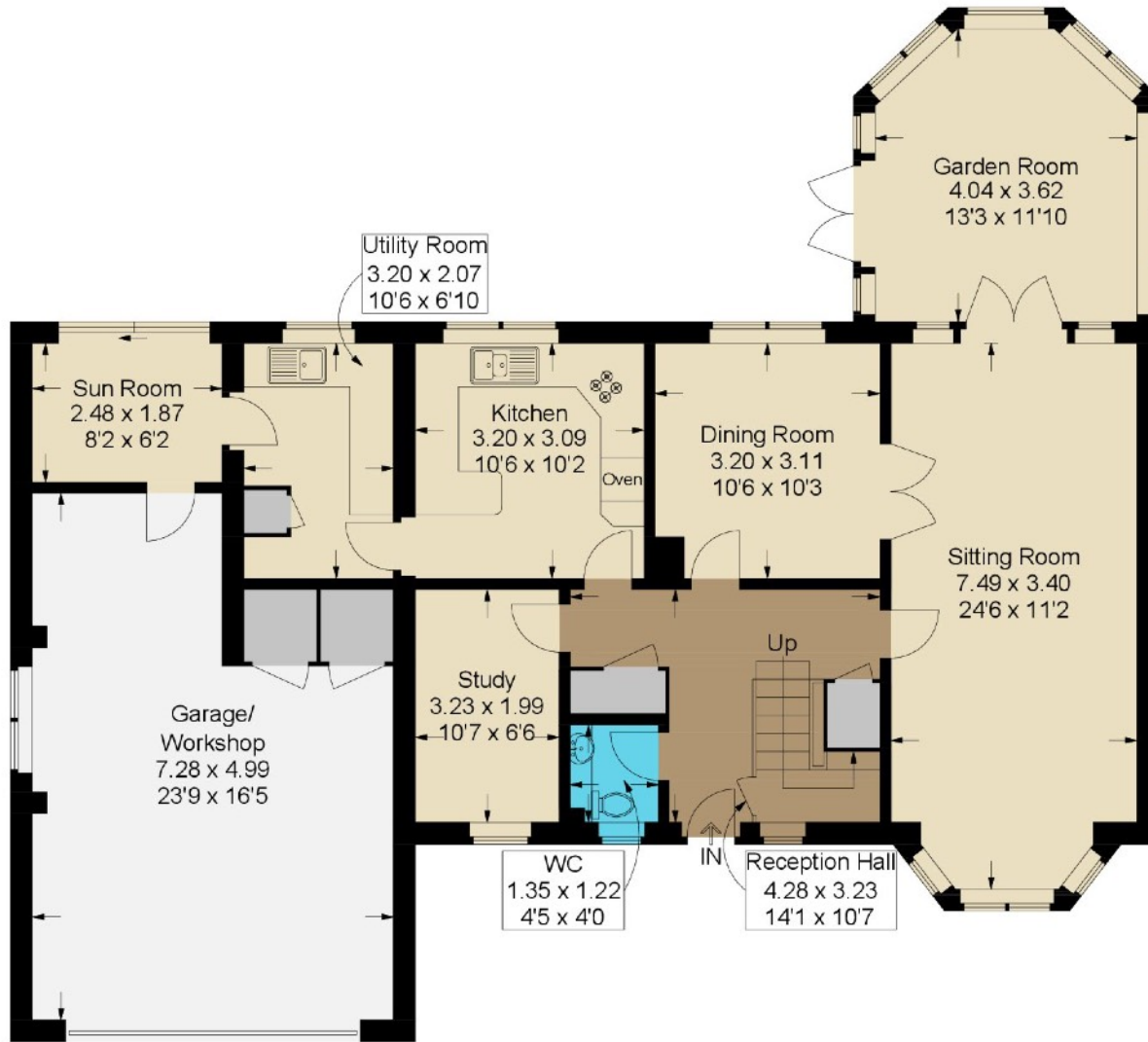
Chichester is renowned for its sailing amenities and attractions including: the Goodwood Festival of Speed and Goodwood Revival motoring events, Horse Racing at Goodwood and Fontwell, and Polo at Cowdray Park. Golf clubs at Goodwood and Hunston and flying at Goodwood Aerodrome. Much of the surrounding 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.



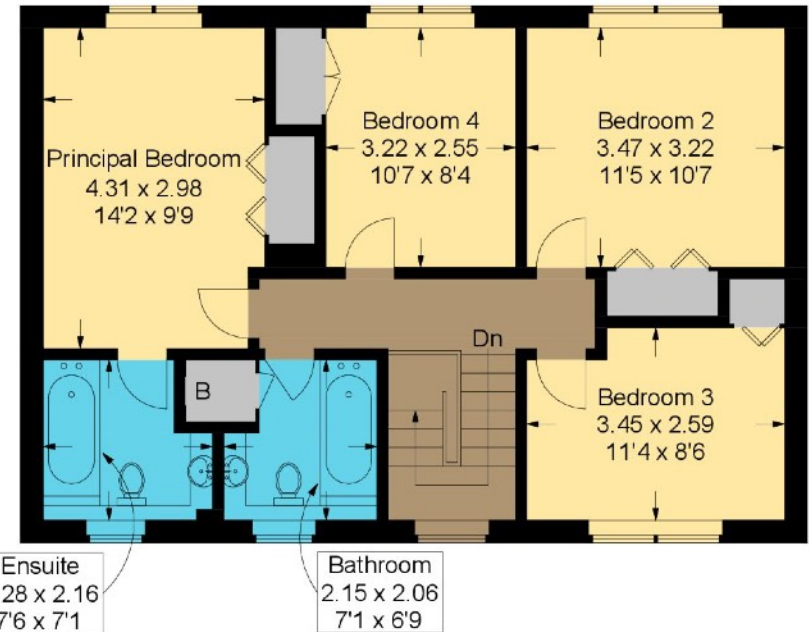


8 Stanton Drive, Summersdale, Chichester, PO19 5NQ

Approximate Gross Internal Area = 198.4 sq m / 2136 sq ft



Ground Floor



First Floor

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



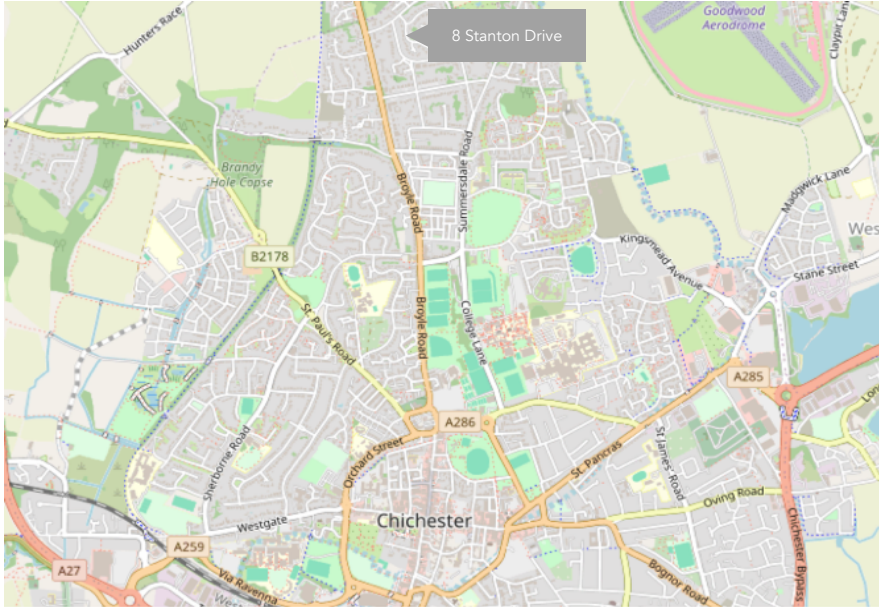
Goodwood Revival



Chichester Marina



West Wittering Beach



Chichester Harbour & The South Downs

COMMUNICATION & 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.

SERVICES: Mains electricity, water, gas and drainage.

Note: Any buyers surveyor should inspect and verify all services.

COUNCIL TAX Band: G Year 2026/27: £4,153.59

EPC Rating: D

LOCAL AUTHORITY: Chichester District Council T: 01243 785166

Brochure: Reproduction only allowed with the authors consent

Viewing by Appointment

Michael Cornish - Chichester

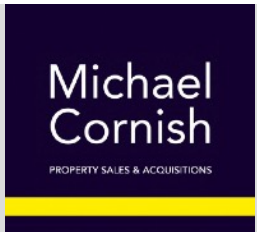
M: 07917 428464

W: 01243 790656

property@michaelcornish.co.uk

www.michaelcornish.co.uk

DISCLAIMER NOTICE: MICHAEL CORNISH LIMITED and any member of the company and for the vendor/landlord of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of MICHAEL CORNISH LIMITED or the vendor/landlord, (iii) the statements contained within these particulars should not to be relied upon as a statement of fact or representation (iv) any interested purchaser/tenant must satisfy themselves by inspection, professional survey or otherwise as to the correctness of each of the statements or plans and elevations illustrated that could be subject to local authority planning permission, contained within these particulars, (v) the vendor/ landlord does not make or give either MICHAEL CORNISH LIMITED or any person in their employment any authority or give representation or warranty whatsoever in relation to this property. (vi) The appliances, equipment, fittings or services have not been tested and cannot be verified as to whether they are in working order. (vii) Photographs, maps, all plans and dimensions are approximate in these particulars and shown for illustration purposes and as a guide only and should be checked for accuracy by the buyer or the buyers surveyor or representatives. (viii) These particulars do not refer to any restrictive covenants or rights of way, wayleaves or easements on the land of the property and the buyer or their professional representatives should check the title register before purchasing the property. (ix) These particulars do not refer to or give warranty to the structural condition of the property and the buyer should take advice from their own structural surveyor before purchasing this property. Registered Office: Wellesley House, 204 London Road, Waterlooville, Hants PO7 7AN Registered in England & Wales: MICHAEL CORNISH LIMITED Company No. 11293959





Michael
Cornish

PROPERTY SALES & ACQUISITIONS