Pippins Chestnut Avenue, Chichester, PO19 5QF

hancock
Lettings & Estate Agents

GUIDE PRICE £745,000

Three Bedrooms

Freehold

Private Rear Garden

Garage

Deatched

Summersdale Location

Ample Parking

Modern Kitchen

Three Bathrooms

No Onward Chain

Pippins is a beautifully presented detached home, enviably positioned within the highly sought-after Summersdale area of Chichester. Nestled amongst leafy surroundings and wide, peaceful roads, this incredibly desirable location offers a wonderfully private and green setting, whilst still being within easy reach of the city centre and regular bus routes just a short five-minute walk away.

The property welcomes you via a spacious entrance hallway which leads through to a bright and naturally light-filled living room, complete with sliding patio doors opening onto the rear garden. Flowing from the living space is a versatile office, ideal for those working from home, along with a separate dining room featuring sliding doors, allowing the spaces to be opened up or closed off as desired.

The heart of the home is the impressive modern kitchen, thoughtfully designed with a large central island, generous worktop space and direct access to the garden, creating the perfect environment for both family living and entertaining. The ground floor is further complemented by a downstairs W/C, additional storage and integral garage.

Upstairs, the property offers three well-proportioned double bedrooms, with the principal suite benefitting from a cleverly concealed en-suite bathroom, discreetly tucked away behind mirrored built-in storage. A stylish and contemporary family bathroom serves the remaining bedrooms.

Externally, the home continues to impress with a private driveway providing access to the garage and a substantial wrap-around garden. Beautifully maintained yet easy to manage, the outside space enjoys a covered seating area, perfect for relaxing and entertaining during the warmer months.

A truly unique home in one of Chichester's most prestigious locations, Pippins is a must-see property that perfectly combines space, privacy and modern living.

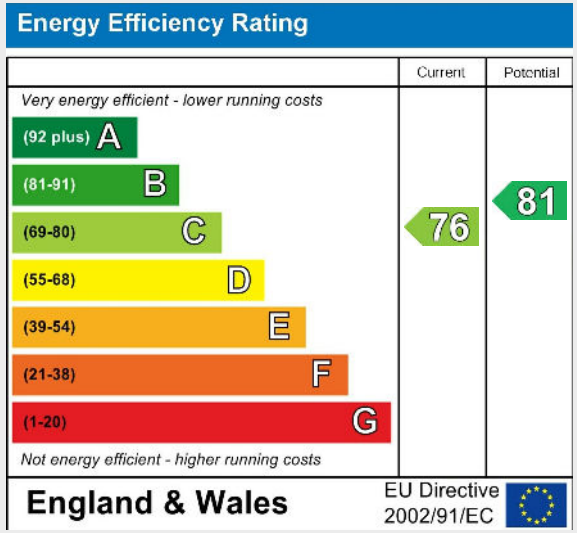
Summersdale is regarded as one of Chichester's most prestigious residential areas, renowned for its wide tree-lined roads, green open surroundings and peaceful atmosphere. Offering a wonderful sense of privacy and space, the location perfectly balances tranquil living with convenient access to Chichester city centre and nearby countryside walks.

Additional Information
Tenure : Freehold
EPC : C
Broadband Speeds : Up To 1000mbps
Mobile : EE, Three, O2, Vodafone
Council Tax : F

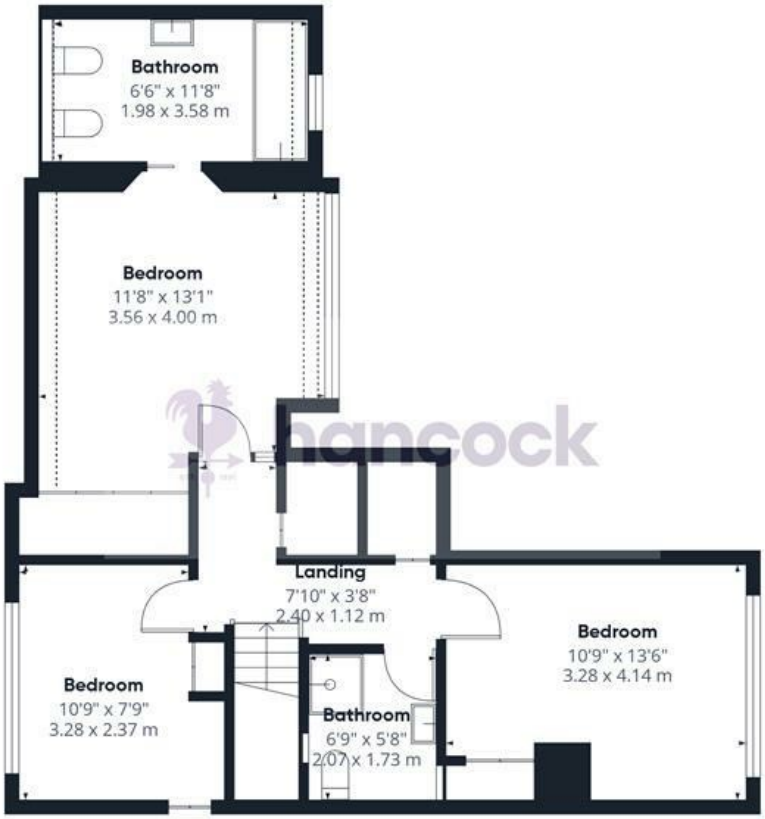
Agents Note: Upon acceptance of an offer, Hancock and Partners will complete an online identity check via Lifetimelegal. The cost of this check is £58 including VAT per purchase. This charge verifies your identity in accordance with HMRC requirements, and documentation confirming your identity and address will be required.

ADDITIONAL INFORMATION

Local Authority – Chichester
Council Tax – Band F
Viewings – By Appointment Only
Floor Area – 1300.00 sq ft
Tenure – Freehold



Floor 0



Floor 1

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Approximate total area(1)

1975 ft²

183.3 m²

Reduced headroom

33 ft²

3.1 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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