

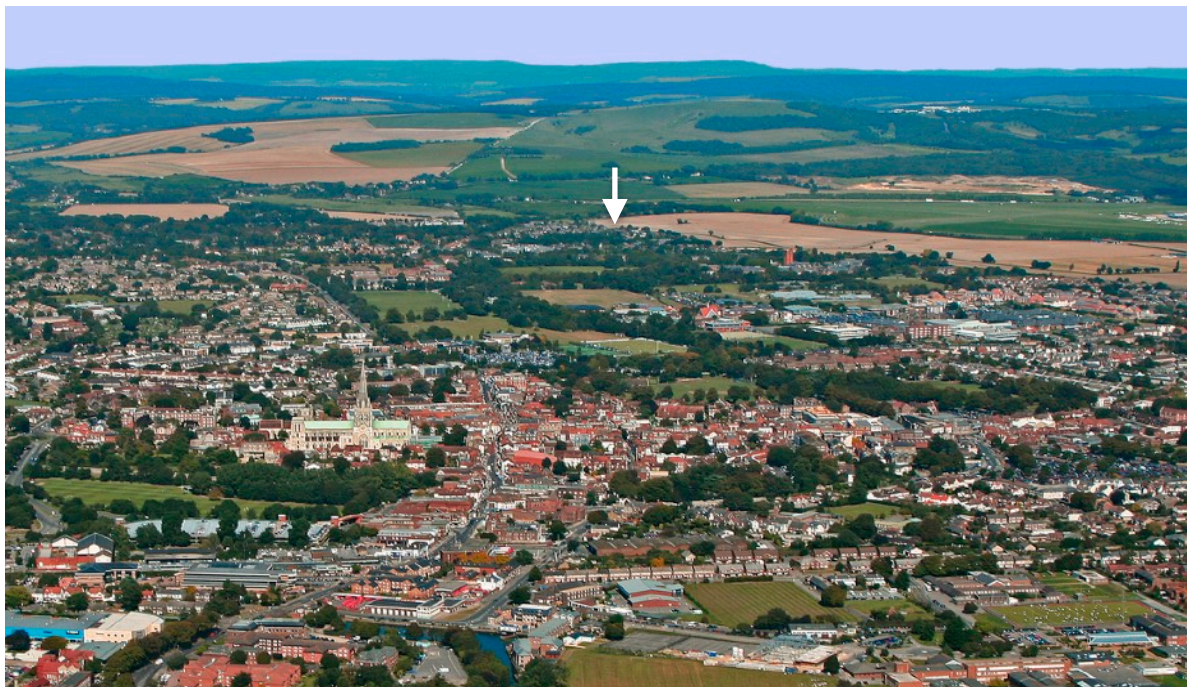


Marama

The Drive, Chichester, West Sussex PO19 5QA

Michael
Cornish

PROPERTY SALES & ACQUISITIONS



Marama

The Drive, Summersdale, Chichester

A substantial and superbly presented detached chalet style property in a lovely private setting, with beautifully kept established gardens and grounds of about 0.24 acres, well located in popular tree lined residential area north of the city, with nearby wonderful walks and views across open farmland towards Goodwood.



The South Downs and Chichester harbour

Property Features

3 Double bedrooms

2 en-suite Bathrooms

En-suite Shower cubicle

Including: first floor Principal Bedroom suite with

Dressing Room, Study en-suite Bathroom

Inner lobby with staircase to first floor

Reception hall, Cloakroom/wc

Large Sitting room

Superb Luxury Kitchen/Dining room

Large Conservatory

Outside

Long driveway with extensive parking area for at least eight vehicles and a Double Garage

Delightful gardens and grounds

with sunny south facing enclosed front garden

In all, set in about 0.24 acres

THE PROPERTY

Marama is a superbly presented and particularly spacious detached chalet style property, which has substantial accommodation of excellent proportions over two floors, ideal for the family and entertaining with plenty of natural light throughout. There is a welcoming entrance lobby and reception hall and cloakroom/wc, leading to an inner lobby and staircase rising upto the large principal bedroom suite comprising, a large dressing room, a further study area and ensuite bathroom. From the main hall doors lead to the spacious sitting room, which features a wide bay window overlooking the long front garden with a south aspect and doors lead into the dining room, which is open plan to a stunning modern kitchen with extensive worktops and breakfast bar and an excellent range of wall and base units including integrated appliances, eye level oven, induction hob, fridge/freezer and dishwasher. There are two sets of Bi-folding doors leading out onto the patio area and delightful garden. There is a superb large triple aspect conservatory with two sets of patio doors leading out to the rear garden. The hallway leads to two further double bedrooms one with an en-suite shower cubicle and the larger double bedroom has an en-suite "Jack & Jill" bathroom with a further door to the hall.

A versatile layout with further potential and comfortable atmosphere throughout





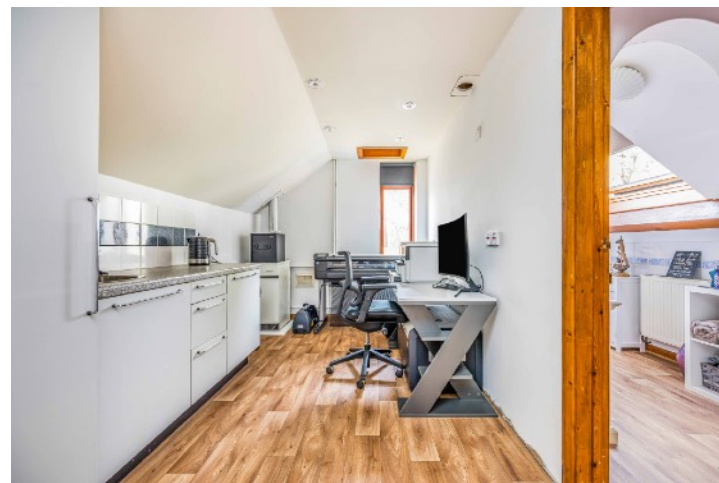












GARDENS & GROUNDS

Marama is approached from a leafy tree lined road with secure electric gates leading into an extensive gravel drive on a wide frontage providing parking for at least eight vehicles with a double garage, located in desirable residential setting. The front garden also features a neatly kept lawn enclosed with an excellent degree of privacy and south aspect. The delightful rear garden has a neat slab terrace and lawn with a wide variety of trees and shrubs with flower borders, all of which is enclosed and fenced with separate side entrances either side of the property.

In all, set in about 0.24 acres





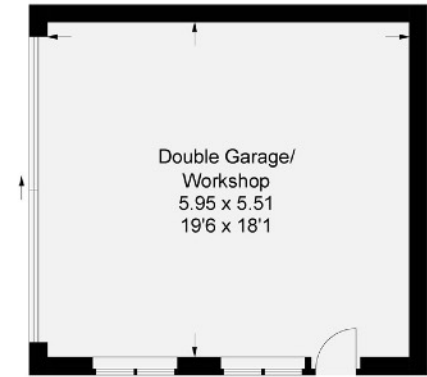
CHICHESTER & COMMUNICATION TRAVEL LINKS

Marama is situated in a highly desirable leafy residential area on the rural fringes of Summersdale about a one and a half miles north of the city and near the remains of the ancient Rampart dating from about the 12th century when Chichester Castle was built. 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. The City has 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 number of schools locally and accessible from Chichester including: University of Chichester and Portsmouth Grammar school, Bishop Luffa, The Prebendal school, Oakwood, Great Ballard, Dorset House school, Slindon College, Seaford College, Westbourne House. 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 (11 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. All distances and times are approximate and travel times may vary.

Marama, The Drive, Summersdale, Chichester

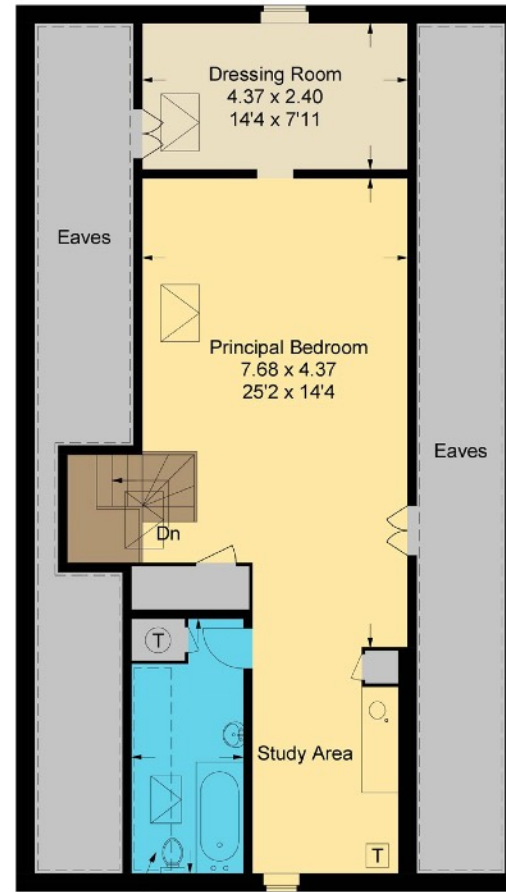
Approximate Gross Internal Area = 265.6 sq m / 2859 sq ft
 Outbuilding = 33.7 sq m / 363 sq ft
 Total = 299.3 sq m / 3222 sq ft



Outbuilding



Ground Floor



First Floor

= Reduced headroom below 1.5m / 5'0"

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



West Wittering Beach 4 miles



Chichester Marina

COASTAL & COUNTRY PURSUITS

Chichester is renowned for its excellent sailing amenities, country pursuits and many attractions in the area including: the Goodwood Festival of Speed and Goodwood Revival motoring events, Horse Racing at Goodwood and Fontwell, and Polo at Cowdray Park. There are 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 pebble/sandy beaches at East Wittering and Bracklesham Bay and at West Wittering, miles of sandy beach which has been awarded the 'Blue Flag' international status for excellence. The RSPB nature reserve is situated at Pagham Harbour. Chichester has about 17 miles of harbour channels leading out to The Solent, with several thousand moorings, over 10,000 registered vessels and thousands of 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 there are 14 sailing clubs locally. Further attractions include: 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 House & Grounds, Petworth House and Goodwood House.

SERVICES: Mains electricity, water, gas and drainage, Note: Any buyers surveyor should inspect and verify all services.

COUNCIL TAX Band: G Year 2023/24: £3,530.68

EPC Rating: D

LOCAL AUTHORITY: Chichester District Council T: 01243 785166

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Viewing by Appointment

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