



# North Rampart

The Drive, Chichester, West Sussex PO19 5QA

Michael  
Cornish

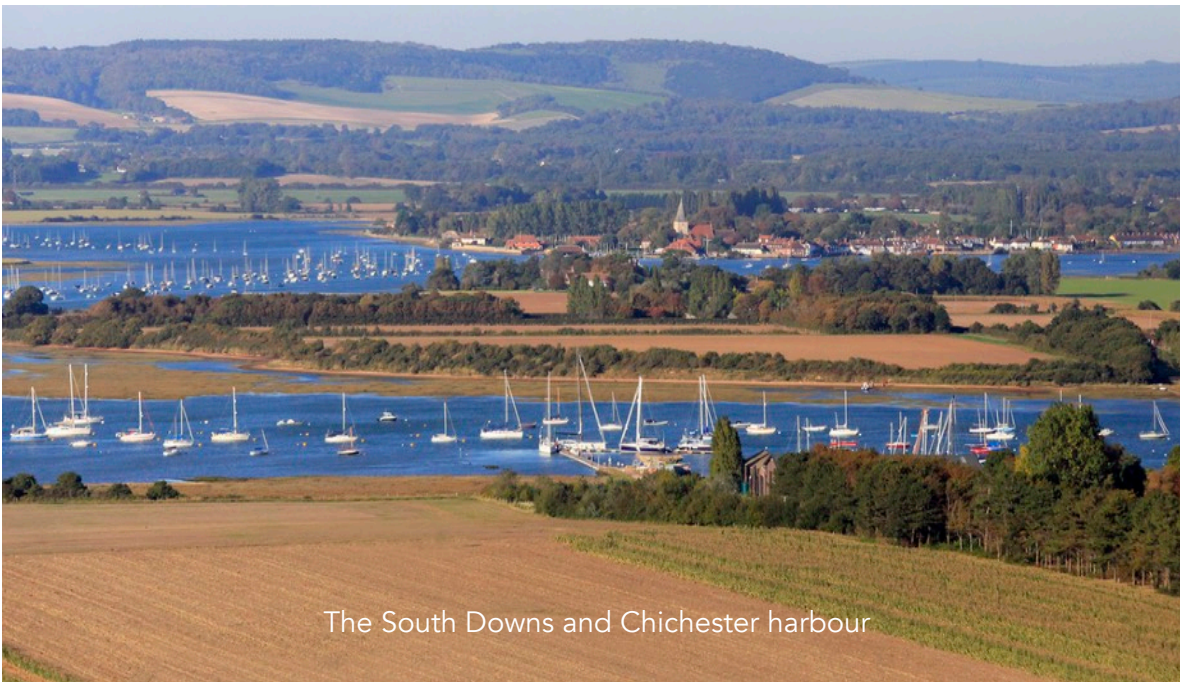
PROPERTY SALES & ACQUISITIONS



# North Rampart

The Drive, Chichester

A rare "once in a life time" opportunity to acquire a property in a unique historic location, set in lovely gardens and grounds of approximately 0.35 acres, with further potential to create a stunning family home, with wonderful far reaching views across open farmland towards Goodwood.



The South Downs and Chichester harbour

## Property Features

Detached Bungalow  
3 Bedrooms, Bathroom/WC  
Sitting/Dining Room,  
Kitchen/Breakfast Room  
Utility Cupboard

## Outside

Gardens & Grounds  
with a sunny south aspect  
Rear and side gardens with  
enchanting country views towards Goodwood  
Long driveway providing parking spaces  
for at least 6 vehicles and  
Attached garage

**In all, set in about 0.35 acres**







#### THE PROPERTY

North Rampart is a delightful detached bungalow in need of updating, with spacious accommodation and a particularly light and airy atmosphere throughout. It is understood that the property has been in the same ownership for about 50yrs. There are magnificent views of the countryside upto The South Downs and Goodwood from the sitting room and kitchen, which create a wonderful atmosphere of tranquility, often bathed in sun during the summer with south and west aspects. Situated on a large plot the property has a great deal of further development potential for enlargement or replacement with a detached family house, subject to planning consent.

**A wonderful tranquil setting, on the rural fringes of Summersdale about a mile and a half north of the city with stunning country views of The South Downs and Goodwood**



#### COASTAL & COUNTRY PURSUITS - COMMUNICATION & TRAVEL LINKS

The surrounding area 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 and 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 are designated Areas of Outstanding Natural Beauty and The South Downs National Park provides miles of footpaths and bridleways. There are miles of sandy/pebble 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, about 3,750 moorings and there are about 12,000 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 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 Wetland Centre Wildfowl nature reserve, Fishbourne Roman Palace, Stansted Park House & Grounds, Petworth House, Cass Sculpture Foundation Goodwood and Goodwood 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.



## GARDENS & GROUNDS

North Rampart is approached from a long driveway leading to the property, which is set well back within its plot with a long frontage. The garden is mainly laid to lawn and there are various mature trees, an abundance of flowers, shrubs and hedges providing a leafy outlook and good degree of privacy. Beyond the rampart on the eastern boundary a hidden rural public pathway leads along the edge of the farmland, which leads through the countryside to the delightful village of East Lavant. There are breathtaking far reaching county views of The Trundle and Goodwood Race course, from the garden. **In all, set in approximately 0.35 acres**



## North Rampart, The Drive, Chichester

Approximate Gross Internal Area = 109.4 sq m / 1178 sq ft



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.

### CHICHESTER

North Rampart 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 where the remains of the Rampart is located dating from about the 12 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 good number of schools locally and accessible from Chichester including; Bishop Luffa, Oakwood, Prebendal (with Cathedral Choir school), Westbourne House, Great Ballard, Slindon College, Portsmouth Grammar school, Chichester University.

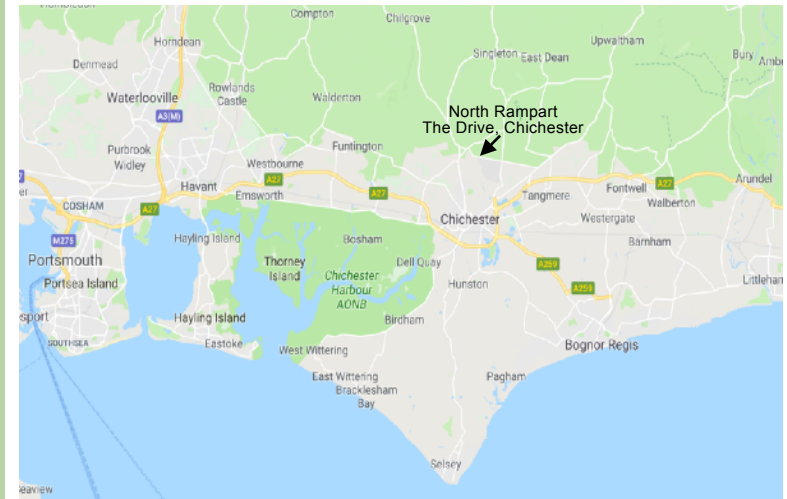


**SERVICES:** Mains electricity, water, gas and drainage note: Any buyers surveyor should inspect and verify all services.

**LOCAL AUTHORITY:** Chichester District Council T: 01243 785166

**NOTE:** All distances are approximate and times referred to in this brochure are approximate, may vary and are subject to change.

**EPC Rating:** D



Brochure April 2022



Goodwood Racecourse



Chichester Marina



West Wittering Beach 4 miles

**Viewings by Appointment**  
Michael Cornish - Chichester

**M: 07917 428464**

**W: 01243 790656**

property@michaelcornish.co.uk

[www.michaelcornish.co.uk](http://www.michaelcornish.co.uk)

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