

CHESTNUT AVENUE

SUMMERSDALE CHICHESTER



THE DEVELOPMENT

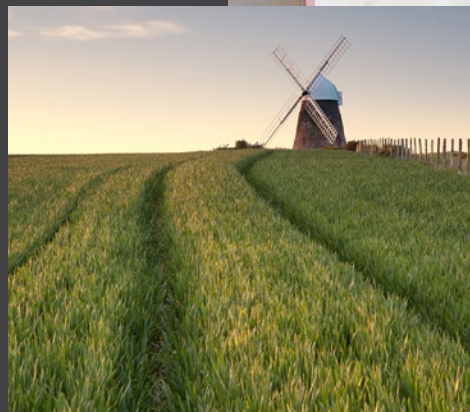
A superb collection of 5 new, individual, detached homes built to exacting standards and offering light, spacious accommodation to the highest specification.



LOCATION

Lying to the north of the city, Chestnut Avenue is a leafy road in one of the city's premier locations within the highly sought after Summersdale area, 1.5 miles from the centre of Chichester.

The properties offer good access to Chichester city centre and its many amenities as well as Chichester mainline train station, with regular services to London Victoria, a journey of approximately 1 hour 40 minutes. Chestnut Avenue is also well located for the popular schools, both state and independent in the area and convenient for the city via a regular bus service.





CHICHESTER

Chichester offers many key cultural attractions including the Chichester Festival Theatre and Pallant House Gallery which houses one of the most important collections of 20th century British art in the country.



Most of the major high street outlets are present in the pedestrianised city centre and there are a number of independent shops and prestigious retailers.



For those who love the outdoors, Chichester Harbour offers great sailing and walking and nearby West Wittering Beach is very popular for family swimming as well as wind and kite surfing. The South Downs National Park is fifteen minutes drive away, while horse racing and golf can be enjoyed nearby at Goodwood.



FEATURES

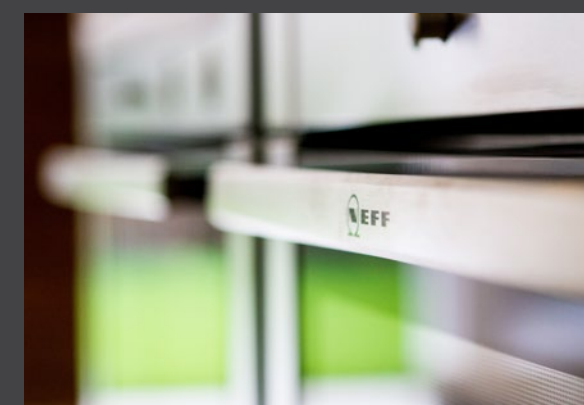
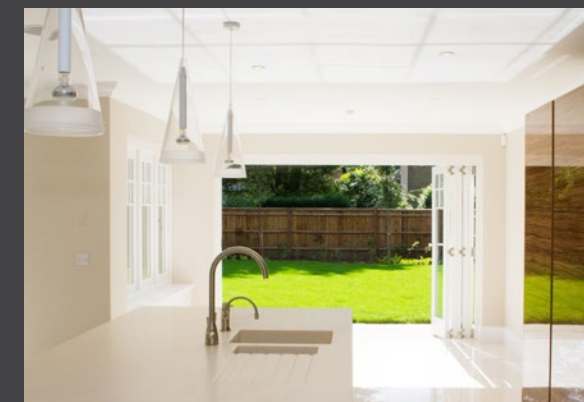
- Flexible living space, conertina doors onto garden terrace
- Bespoke, Italian designed kitchen fitted with Neff appliances
- Beautifully appointed bathrooms with Duravit furniture
- Gas fired underfloor heating to ground floor, radiators to first and second floors
- Electric underfloor heating to all bathrooms
- Energy saving LED lighting to all bathrooms
- TV and SKY prewired to principal rooms
- Audio ceiling speakers to principal rooms
- Approved alarm system

General Information

- Automatic entrance gate and garage door
- 10 Year Premier Guarantee
- Landscaped gardens, terrace and south westerly aspect



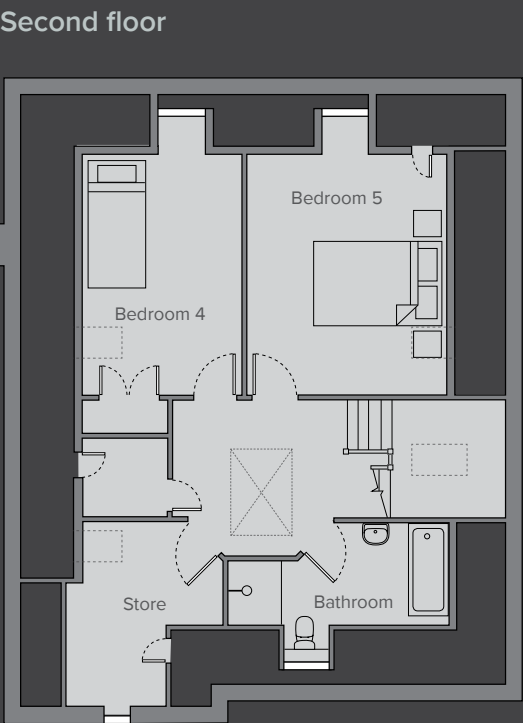
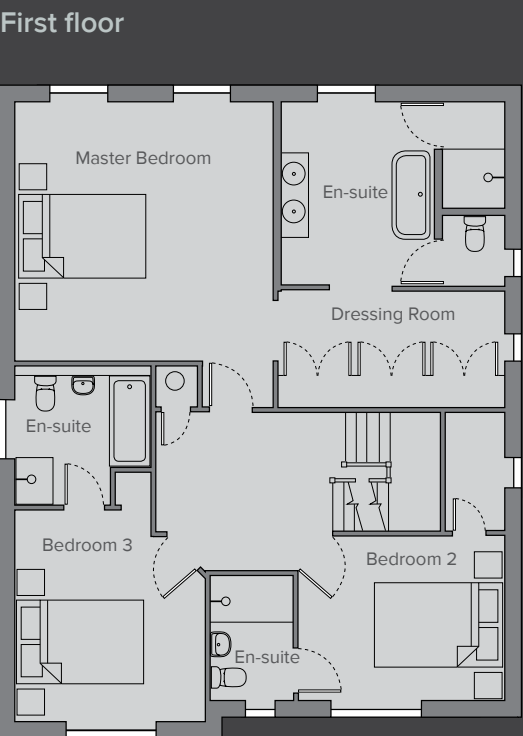
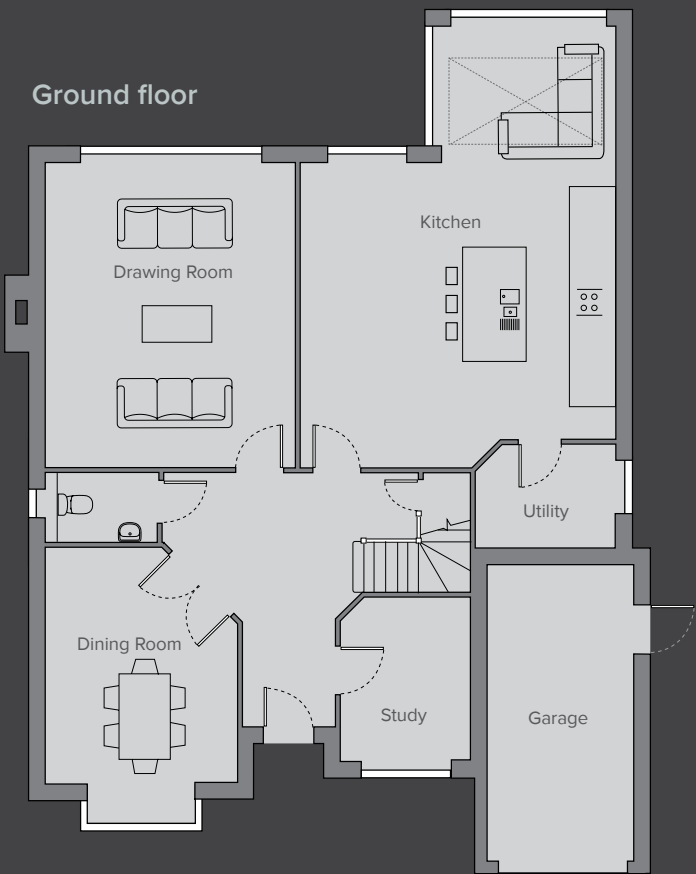






WHITE EAVES

A magnificent 5 bedroom, 4 bathroom home with superb entertainment space



Ground Floor

Drawing Room	6100 x 5000 mm	20'1" x 16'4"
Kitchen/Dining/Family Room	8900 x 6200 mm	29'2" x 20'3"
Dining/Sitting Room	5350 x 3900 mm	17'5" x 12'7"
Study	3270 x 2650 mm	10'7" x 8'6"
Utility Room	2700 x 2050 mm	8'8" x 6'7"
Garage	6000 x 3010 mm	19'6" x 9'8"

First Floor

Master Suite	9700 x 6000 mm	31'8"x 19'6" Max
Bedroom 2	4200 x 3850 mm	13'7" x 12'6"
Bedroom 3	4100 x 3270 mm	13'4" x 10'7"

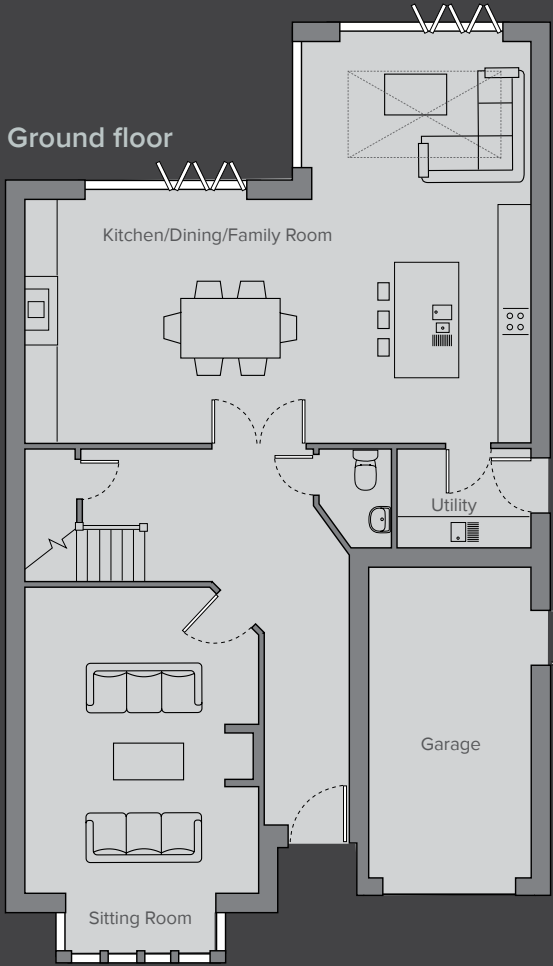
Second Floor

Bedroom 4	4850 x 4000 mm	15'9" x 13'1"
Bedroom 5	4850 x 3200 mm	15'9" x 10'5"



HOLLY HOUSE

A deceptively spacious 5 bedroom, 4 bathroom home with light and flexible accommodation



Ground Floor

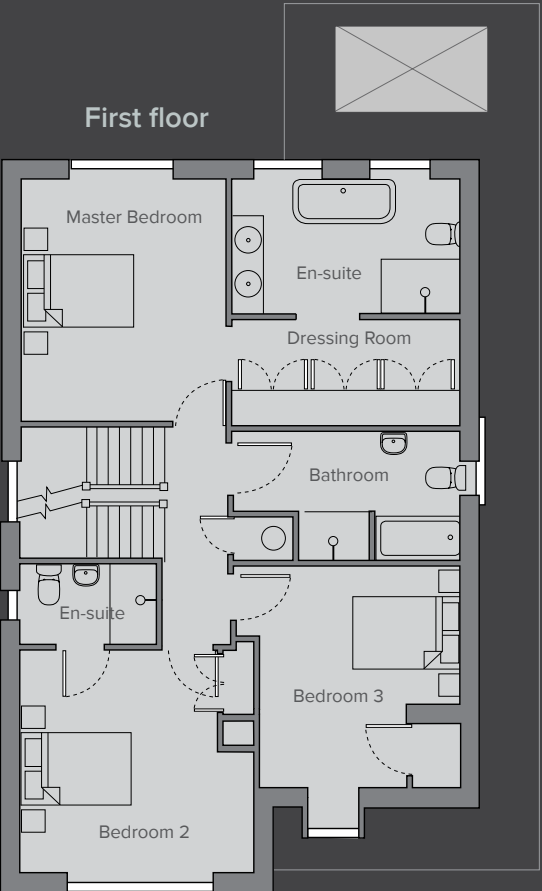
Sitting Room	6500 x 4172 mm	21'3" x 13'6"
Kitchen/Dining/Family Room	9120 x 7450 mm	29'9" x 24'4" Max
Utility Room	2480 x 1800 mm	8'1" x 5'9"
Garage	5800 x 3085 mm	19'0" x 10'1"

First Floor

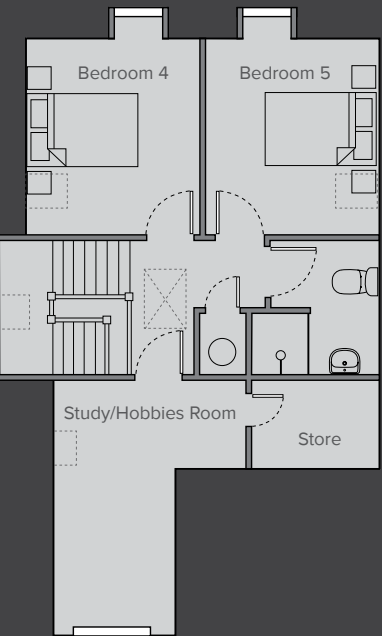
Master Suite	7910 x 4380 mm	25'9" x 14'3"
Bedroom 2	4100 x 4000 mm	13'4" x 13'1"
Bedroom 3	3800 x 3610 mm	12'4" x 11'8"

Second Floor

Bedroom 4	3400 x 3000 mm	11'1" x 9'8"
Bedroom 5	3400 x 3000 mm	11'1" x 9'8"
Study/Hobbies Room	4750 x 3500 mm	15'5" x 11'4" Max



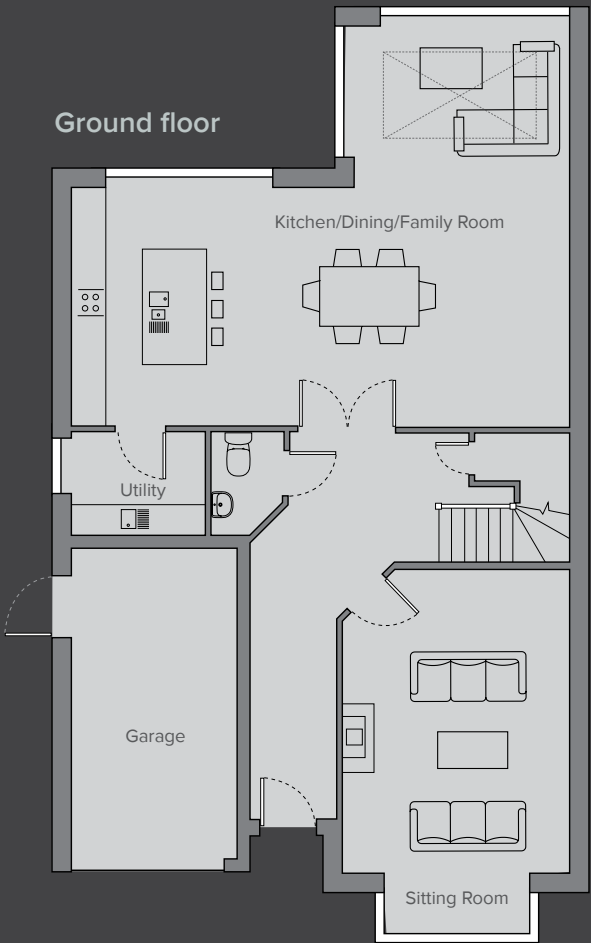
Second floor





CONKERS

A delightful 5 bedroom, 4 bathroom family home with light, adaptable interior



Ground Floor

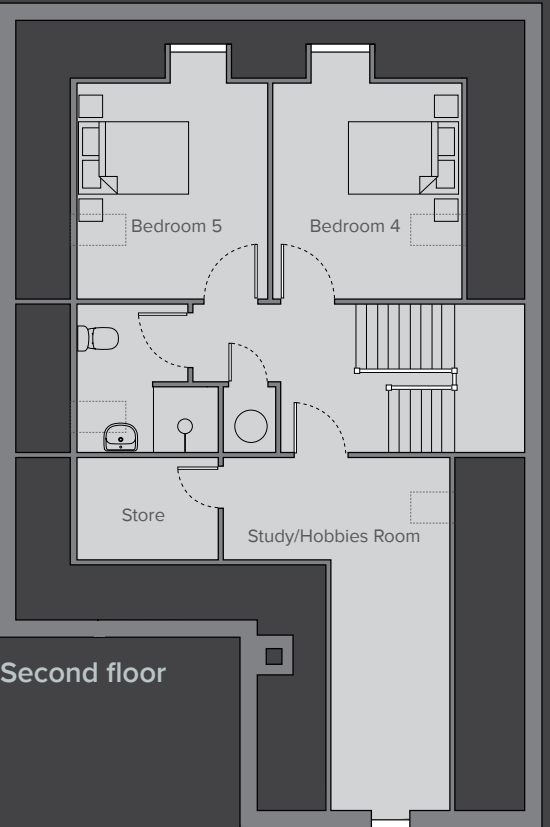
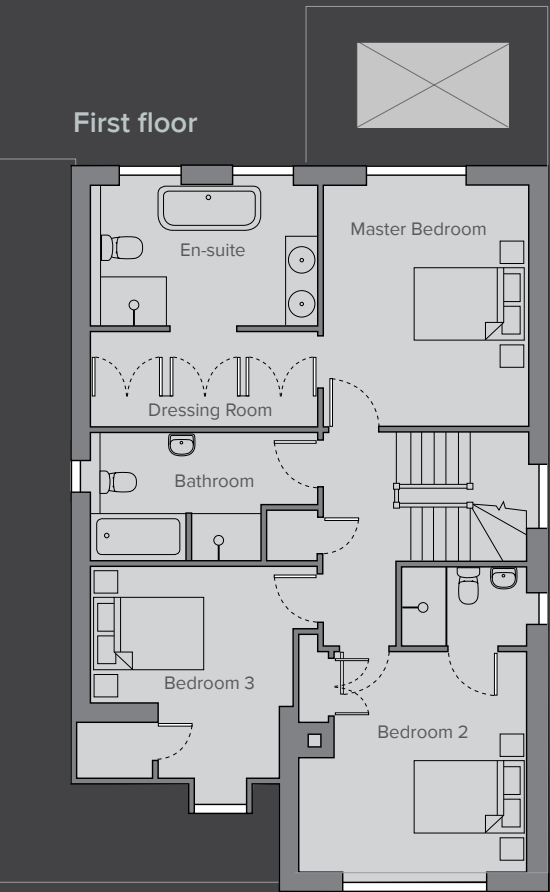
Sitting Room	6500 x 4172 mm	21'3" x 13'6"
Kitchen/Dining/Family Room	9120 x 7450 mm	29'9" x 24'4" Max
Utility Room	2480 x 1800 mm	8'1" x 5'9"
Garage	5800 x 3085 mm	19'0 x 10'1"

First Floor

Master Suite	7910 x 4380 mm	25'9" x 14'3"
Bedroom 2	4100 x 4000 mm	13'4" x 13'1"
Bedroom 3	3800 x 3610 mm	12'4" x 11'8"

Second Floor

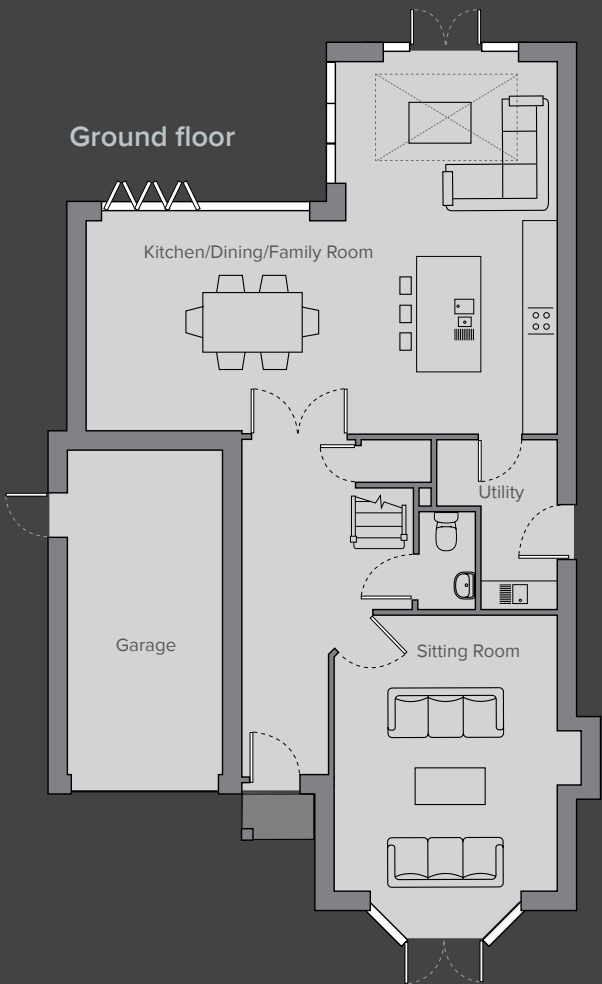
Bedroom 4	3400 x 3000 mm	11'1" x 9'8"
Bedroom 5	3400 x 3000 mm	11'1" x 9'8"
Study/Hobbies Room	4750 x 3500 mm	15'5" x 11'4" Max





DORIC HOUSE

An elegant 4 bedroom, Edwardian style villa with beautiful detailing



Ground Floor

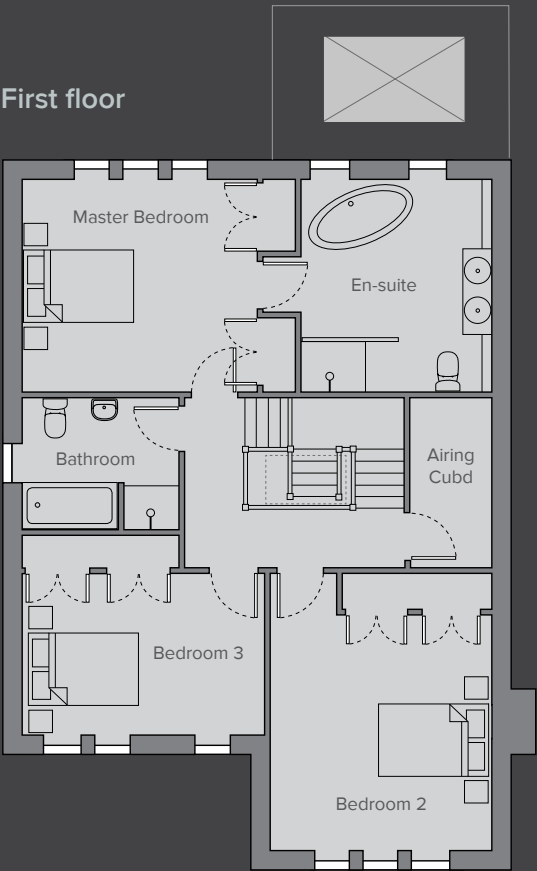
Sitting Room	6150 x 4173 mm	20'1" x 13'6"
Kitchen/Dining/Family Room	8755 x 7050 mm	28'7" x 23'1" Max
Utility Room	2253 x 3154 mm	7'3" x 10'3" Max
Garage	6310 x 3085 mm	20'7" x 10'1"

First Floor

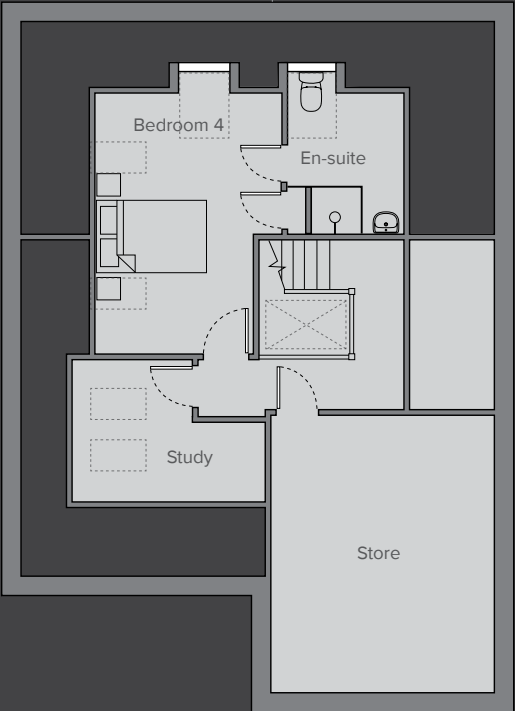
Master Bedroom	8600 x 3970 mm	28'2" x 13'0"
Bedroom 2	4350 x 4100 mm	14'2" x 13'4"
Bedroom 3	4460 x 3030 mm	14'6" x 9'9"

Second Floor

Bedroom 4	4400 x 3000 mm	14'4" x 9'8"
Study	3500 x 3050 mm	11'4" x 10'0" Max



Second floor

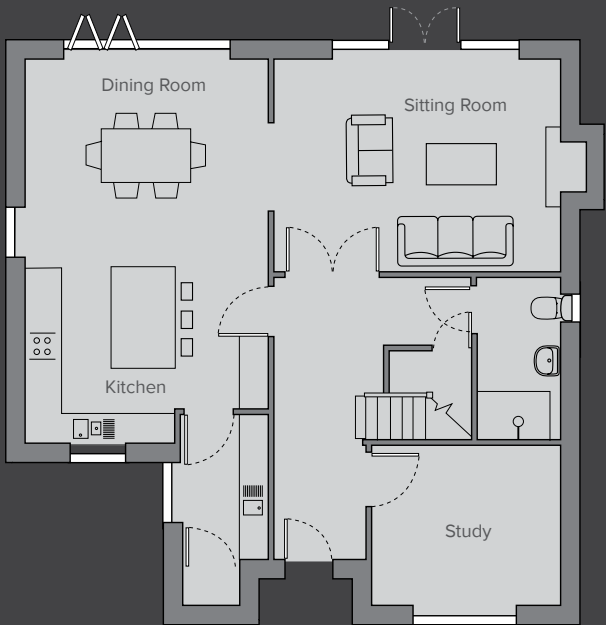




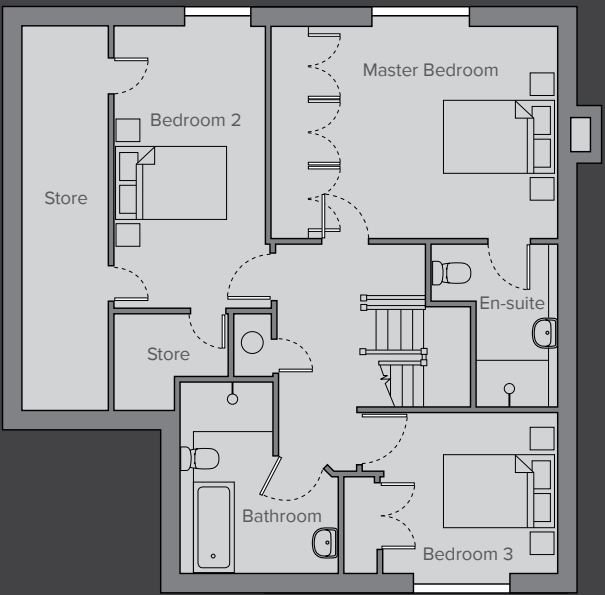
HIGH TREES

A well-proportioned 3 bedroom home with generous living space

Ground floor



First floor

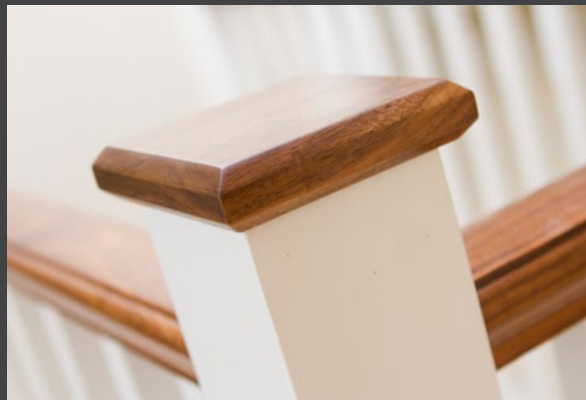


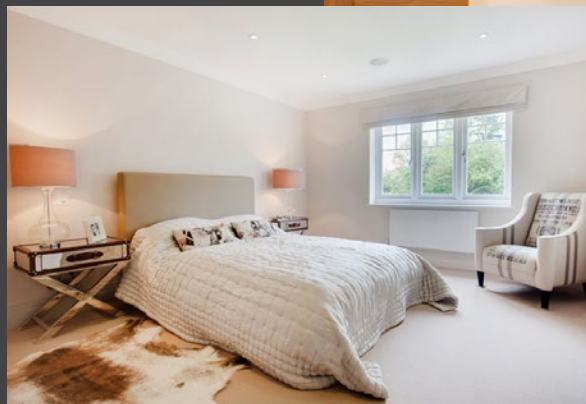
Ground Floor

Sitting Room	5300 x 4000 mm	17'3" x 13'1"
Study	3610 x 2990 mm	11'8" x 9'8"
Kitchen/Dining	4400 x 7300 mm	14'4"x 23'9"
Utility Room	3500 x 1630 mm	11'4" x 5'3"

First Floor

Master Bedroom	5300 x 4000 mm	17'3" x 13'1"
Bedroom 2	5250 x 2830 mm	17'2" x 9'2"
Bedroom 3	3600 x 2990 mm	11'8" x 9'8"









ELBERRY

Elberry Properties is an independent property development company, that is passionate about creating environments in which people aspire to live.

Our developments are high spec, designed for modern living and built to last, they are not just a roof over your head but a home, a place you can be who you are and do what you do.

Each property we build is individually designed to benefit from and compliment the environment in which it is situated. every stage and detail of the building process is carefully monitored ensuring that the homes we build are constructed to exacting standards.

LOCATION

From Chichester proceed north towards Lavant on the A286 (Broyle Road) after approximately 1 mile turn right into The Drive, take the first right into Chestnut avenue, the properties will be on your right after approximately 50 metres.

The nearest mainline station is Chichester with regular services from London (1 hr 45min)

The A27/M27 gives fast access across the south coast and the M23/M3. The A286 north via Midhurst offers a scenic route to the A3 and London.

For air travel the nearest airports are Gatwick (43 miles) and Southampton (30 miles).

Sat Nav

Use the reference PO19 5QD

