



45 Marchwood Gate, Chichester

A well presented house within a popular development.



- ▶ **Sitting room and dining room**
- ▶ **Cloakroom**
- ▶ **En-suite shower room/WC**
- ▶ **Private low maintenance garden**
- ▶ **Attractive communal gardens**
- ▶ **Modern kitchen**
- ▶ **Three bedrooms**
- ▶ **Bathroom/WC**
- ▶ **Allocated parking space and garage**
- ▶ **Heated indoor swimming pool and tennis court**

This three bedroom house is nestled within an exclusive development, to the north of Chichester city centre.

Boasting three well-proportioned bedrooms, including an en-suite to the principal bedroom, this property offers practical accommodation. In recent years, the bathroom/WC has been modernised. On the ground floor, the property enjoys a bright entrance hall which leads to the sitting room which affords views over the attractive communal gardens. A wide archway leads from the sitting room into the dining area which opens out to the garden. A modern dual aspect kitchen and cloakroom can also be found on the ground floor.

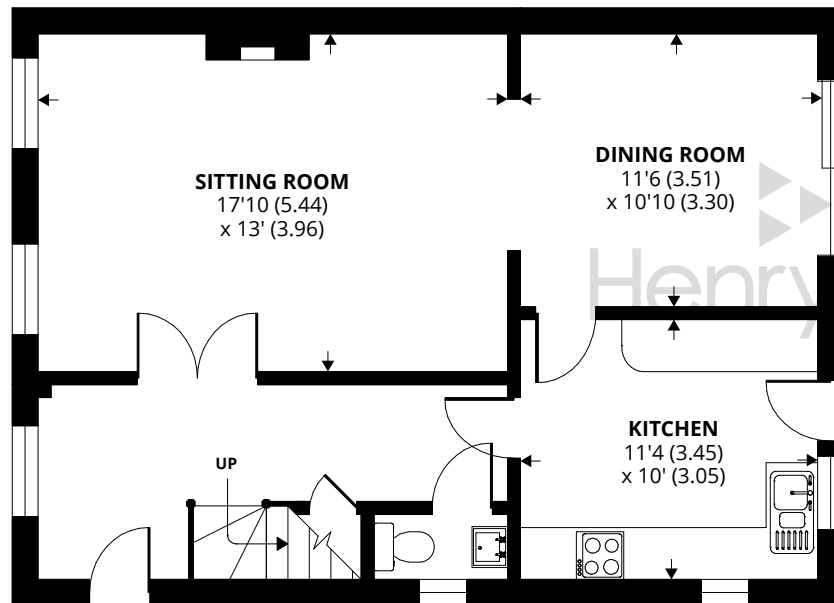
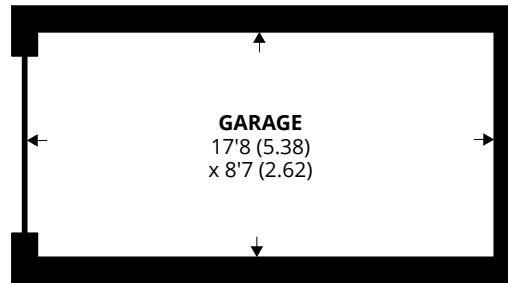
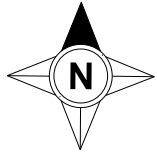
The private rear garden has recently been paved for ease of maintenance. An allocated parking space and garage belongs to the property.

This niche development enjoys beautifully maintained gardens with the added bonus of a tennis court and heated indoor swimming pool, ensuring residents and their guests can embrace an active and healthy lifestyle.

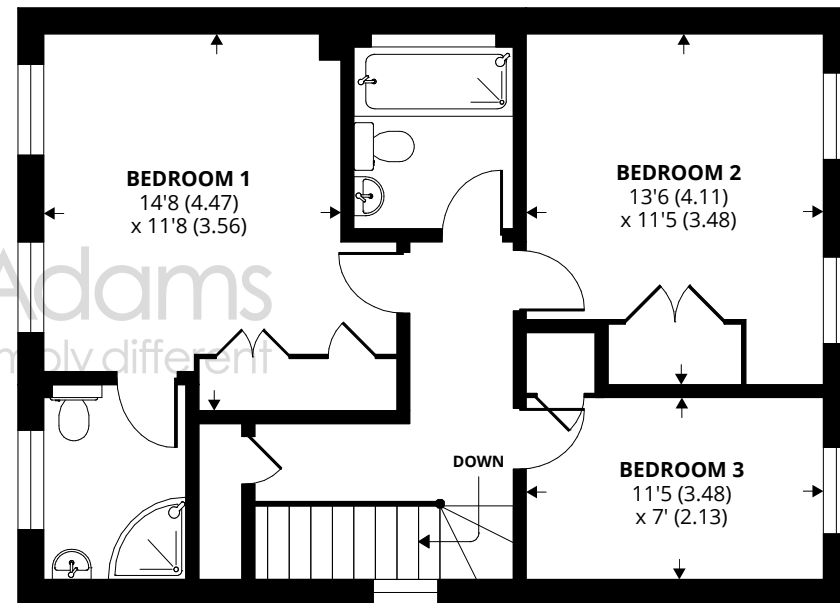
Second half year Service Charge (ending 31st December 2023) - £851.16

Chichester District Council - 23/24 Tax Band F £3,059.93





GROUND FLOOR



FIRST FLOOR

Approximate Area = 1266 sq ft / 117.6 sq m

Garage = 153 sq ft / 14.2 sq m

Total = 1419 sq ft / 131.8 sq m

For identification only - Not to scale



Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

Location

Located in the Marchwood development in Summersdale, residents of Marchwood have use of a communal indoor swimming pool and tennis courts and enjoy well tended grounds surrounding the development. Nearby is a convenience store, doctors' surgery and pharmacy and bus route into town. The cathedral city of Chichester offers excellent high street shopping, many fashionable restaurants, cafes and bars, the Festival Theatre and a mainline station to London Victoria. Nearby Goodwood is famous for its many event days including the world renowned Festival of Speed and Goodwood Revival for motor racing enthusiasts and a season of horse racing including the Qatar Goodwood Festival. The area is a paradise for wildlife enthusiasts, with beautiful walks over the South Downs and around the harbour.

Directions

Proceed north out of Chichester along the A286 (signposted to Midhurst). After passing Roussillon Park on your right, take the third turning on the right into The Drive. Take the third turning on the left into Marchwood and proceed to the end passing through the gates where the property is right at the end on the left. <https://what3words.com/gently.boots.raft>

