





18 Marchwood Gate

A quality three bedroom mews style house with fabulous countryside views .



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EPC ➤ C

- ▶ **A stylish 1,405 sqft home**
- ▶ **South Downs view from the sitting room and principal bedroom**
- ▶ **Open plan sitting room and dining room**
- ▶ **En-suite principal bedroom**
- ▶ **Exclusive residents use of indoor swimming pool and tennis court**
- ▶ **Classic Shaker style kitchen**
- ▶ **Modern south west facing conservatory and garden**
- ▶ **Garage**

An immaculately presented three-bedroom mews style house offering a fine blend of classic style and practical living. Situated on the prestigious, much sought after Marchwood development about a mile north of the city the property will appeal to the most discerning of purchasers.

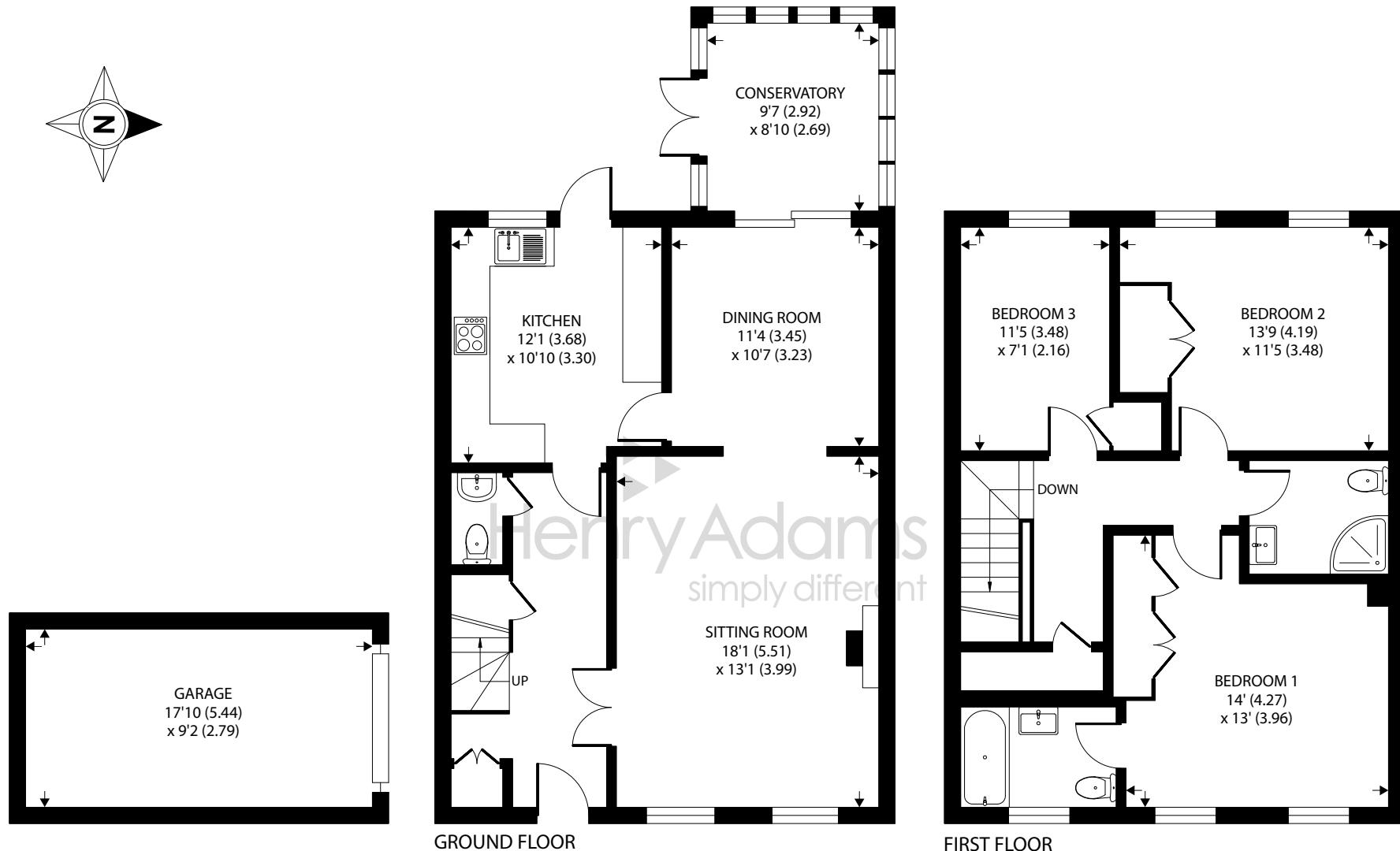
With features including a fabulous view across the neatly tended communal gardens to the South Downs, and a secluded south west facing rear garden the property has much to offer the successful buyer. The spacious well-planned accommodation includes a welcoming entrance hall with a cloakroom to one side, and a classic Shaker style kitchen with integrated appliances and granite worktops. The sitting room and dining room are open plan, and patio doors open into the modern double-glazed conservatory from the dining room. On the first floor there are three well-proportioned bedrooms and a shower room. The principal bedroom has a full en-suite bathroom. Outside, the rear garden is hard landscaped with chippings borders by mature beds. At the far end a row of mature trees provide privacy and seclusion. A single garage is located in a courtyard close by.

Residents on Marchwood have the benefit of a fully maintained indoor heated swimming pool, tennis court and beautifully kept communal gardens. Service charges for 2023 are £1,979, covering service charge, contributions to estate-wide provisions for repairs and external redecoration of the property.









Approximate Area = 1405 sq ft / 130.5 sq m

Garage = 163 sq ft / 15.1 sq m

Total = 1568 sq ft / 145.6 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. to the north is Goodwood 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. There are superb sailing facilities around Chichester Harbour and water sports from the beaches at West Wittering. 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. 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. Before the Marchwood gates proceed on foot, pass the apartment block on your right and the garage compound on your left and the property will be found on the left.
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Chichester District Council - 23/24 Tax Band F £3,059.93



