



## 43 Marchwood Gate, Chichester

Stunning views across to the South Downs, a communal indoor pool and tennis court



- ▶ **Bright second floor apartment**
- ▶ **Two double bedrooms plus study/bedroom three**
- ▶ **Stairs to all floors**
- ▶ **Communal indoor swimming pool and tennis court**
- ▶ **Sitting room with balcony and fabulous views**
- ▶ **Security entry phone system**
- ▶ **Garage and parking**
- ▶ **Neatly tended grounds**

A well proportioned apartment forming part of the highly desirable private Marchwood Estate. Set on the northern periphery of Chichester, in Summersdale, the apartment has stunning views of the South Downs towards Goodwood.

The apartment, which is on the second floor, has a generous reception room with a seating and dining area and has French doors opening to the balcony. The balcony has space for a small table and two chairs. The kitchen has a range of units, built in oven, grill and gas hob, with space for a dishwasher, washing machine and fridge / freezer. In addition there are two double bedrooms, a bathroom and a third bedroom/study.

The Marchwood Estate has beautifully tended communal gardens and the residents and overnight guests have use of a tennis court and indoor swimming pool.

There is a garage and allocated parking space, with further visitor parking.

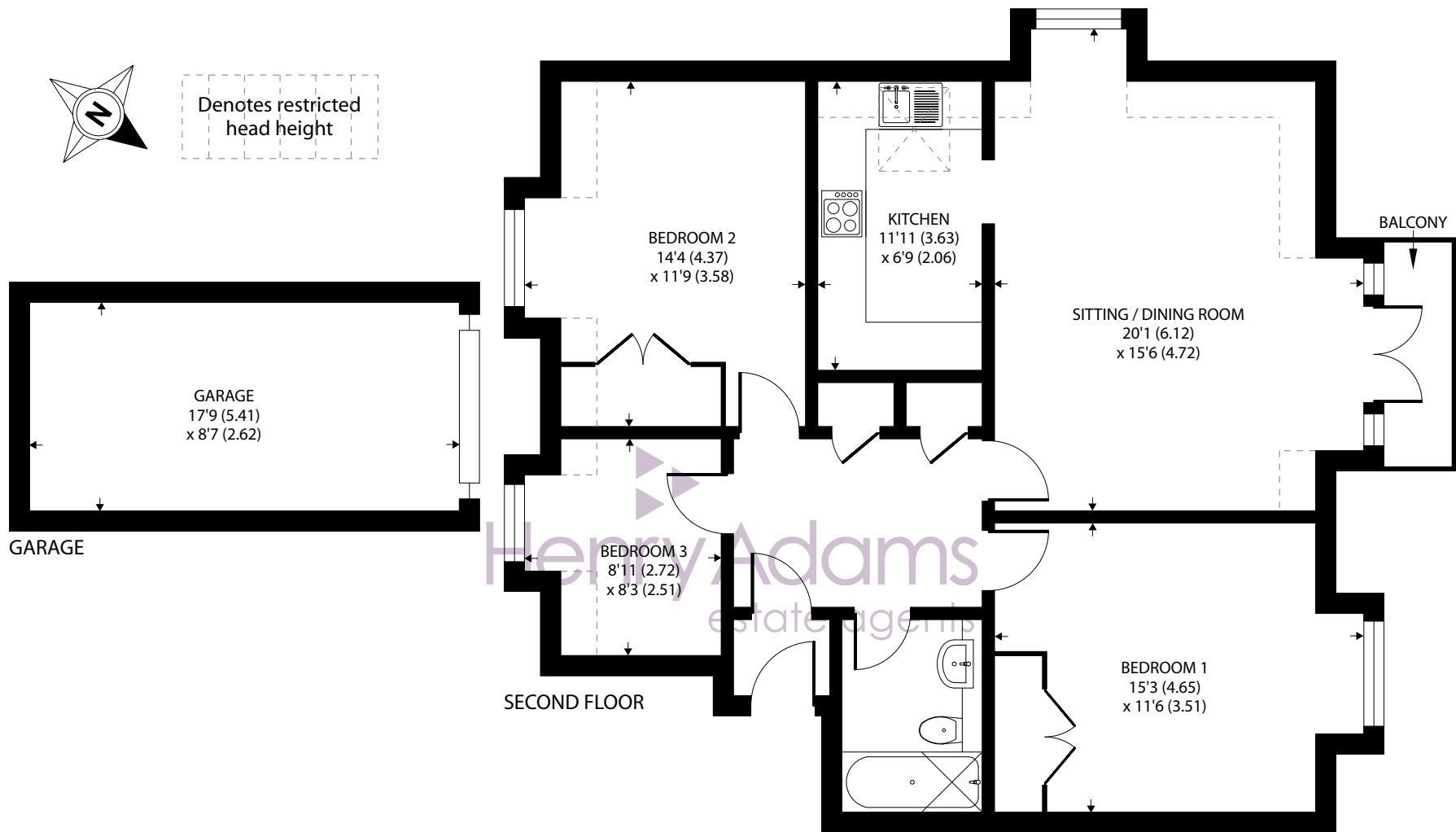
Length of lease - the balance of a 999 year years from 1st January 1985

Service charge - £2439.45

Ground rent £70 pa

Chichester District Council - 23/24 Tax Band E £2,589.17





## Marchwood Gate, Marchwood, Chichester, PO19

Approximate Area = 870 sq ft / 80.8 sq m

Limited Use Area(s) = 60 sq ft / 5.5 sq m

Garage = 155 sq ft / 14.3 sq m

Total = 1085 sq ft / 100.6 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. 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 and the apartment block is the last on the left.

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