



7 Selham Close, Chichester, PO19 5BZ

Guide Price **£850,000**



7 Selham Close, Chichester

A chain free detached house in the popular Summersdale area.

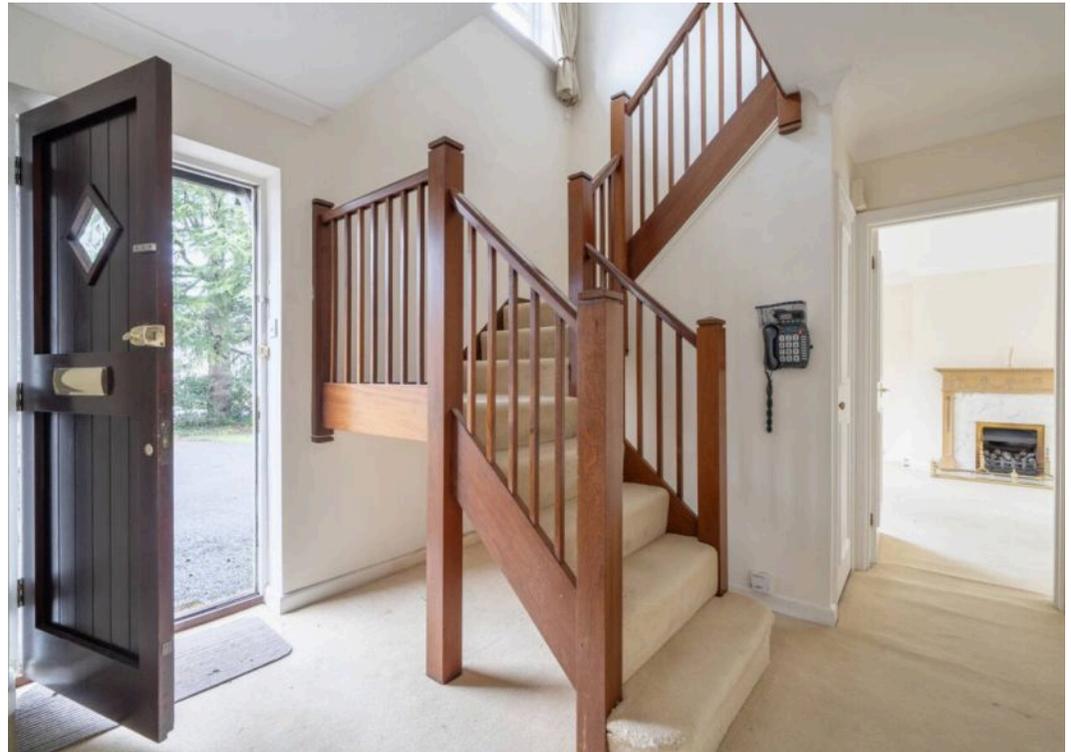
- Vacant possession
- Sought after location
- Well proportioned accommodation
- Four bedrooms
- En-suite bathroom and family bathroom
- Driveway and double garage
- South facing garden

Offered with vacant possession, this impressive detached residence is enviably positioned within a highly sought-after cul-de-sac in the desirable Marchwood development in Summersdale, Chichester.

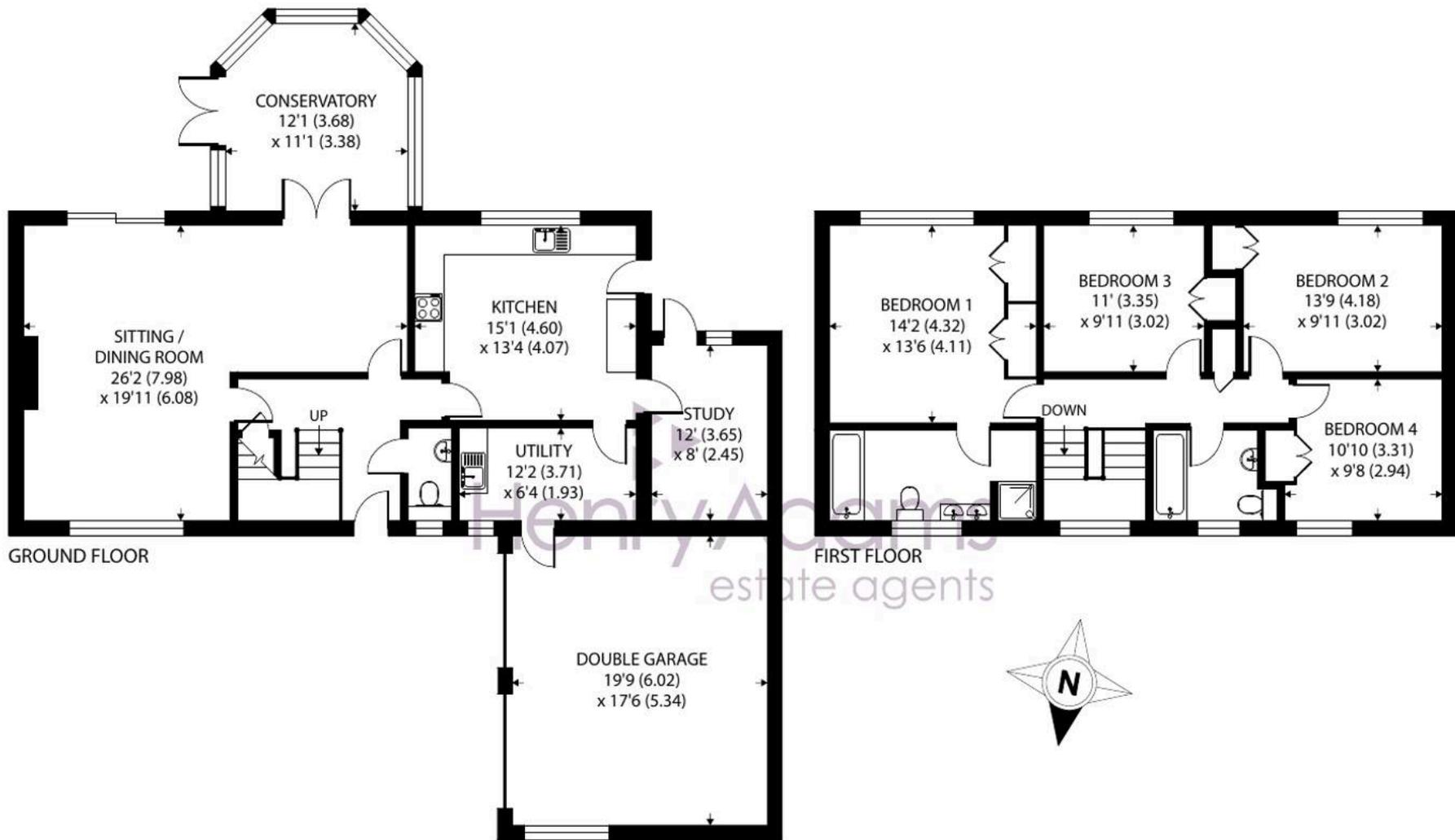
Thoughtfully arranged for modern practical living, the accommodation includes a well-appointed kitchen with separate utility room, a spacious sitting/dining room and a bright conservatory overlooking the garden. A versatile additional reception room leads off the kitchen, ideal as a study, breakfast room or playroom, while a convenient cloakroom completes the ground floor. Upstairs, the property offers four generously proportioned bedrooms, including a spacious principal suite with en-suite facilities, together with a well-appointed family bathroom.

Externally, the home benefits from a private south-facing garden, a double garage and a driveway providing ample off-road parking.









Approximate Area = 1951 sq ft / 181.2 sq m
 Garage = 347 sq ft / 32.2 sq m
 Total = 2298 sq ft / 213.4 sq m

For identification only - Not to scale



Location – Located in the Marchwood development in Summersdale, residents of Marchwood have use of a communal tennis court and indoor heated swimming pool 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. There are superb sailing facilities around Chichester Harbour and water sports from the beaches at West Wittering.

Directions – From Chichester proceed north along the Broyle Road (A286) passing the Festival Theatre. After passing Roussillon Park take the third turning on the right into The Drive and follow the road round. Turn left into Marchwood and then second right into Selham Close. No 7 is at the end of the cul-de-sac. What3words – tame.closer.wing

N.B. 7 Selham Close is situated within the exclusive Marchwood Development, where residents are required to adhere to certain community guidelines. For further information, please contact the Chichester office.

Chichester District Council – 25/26 Tax Band G £3,895.10
EPC–C

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.

To arrange a viewing call 01243 533377 view details online at henryadams.co.uk





Henry Adams – Chichester

Henry Adams LLP, Rowan House Baffins Lane – PO19 1UA

01243 533377

chichester@henryadams.co.uk

www.henryadams.co.uk

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