



27 Marchwood Gate, Marchwood, Chichester, PO19 5HA

Guide Price £625,000

27 Marchwood Gate, Chichester

A bright and spacious ground floor apartment in a select private development.

- 1,348 sqft apartment
- Superb uninterrupted countryside views
- Dual aspect sitting room and kitchen
- En suite principal bedroom
- Use of residents tennis court and indoor heating swimming pool
- Double garage and allocated parking space
- No onward chain

A rare opportunity to acquire a spacious, purpose-built ground floor apartment within the prestigious Marchwood Gate development, located approximately one mile north of the city and set on the edge of the glorious South Downs countryside.

Offered with vacant possession, the apartment enjoys delightful, uninterrupted views across beautifully maintained communal gardens and adjoining open fields. These attractive outlooks can be appreciated from both the generous sitting room and the principal bedroom, the latter also benefiting from direct access onto a private terrace and the communal gardens beyond.





The well-designed accommodation comprises an inviting entrance hall, a contemporary, well-appointed kitchen fitted with smart white-fronted cabinetry and integrated appliances, and a generous dual-aspect sitting room filled with natural light. The principal bedroom features fitted wardrobes and an en-suite shower room with WC. Two further bedrooms and a family bathroom complete the accommodation.

Additional benefits include a double garage with twin doors, together with an allocated parking space conveniently located directly outside the front entrance of the building.

Residents of the exclusive Marchwood private estate, along with their overnight guests, enjoy access to excellent communal facilities, including a private indoor heated swimming pool and a tennis court, all set within the beautifully landscaped grounds of the estate.

Lease: 999 year lease granted 01/01/1985

Service Charge: £3,006.51 for 2026

Ground Rent: £70 pa

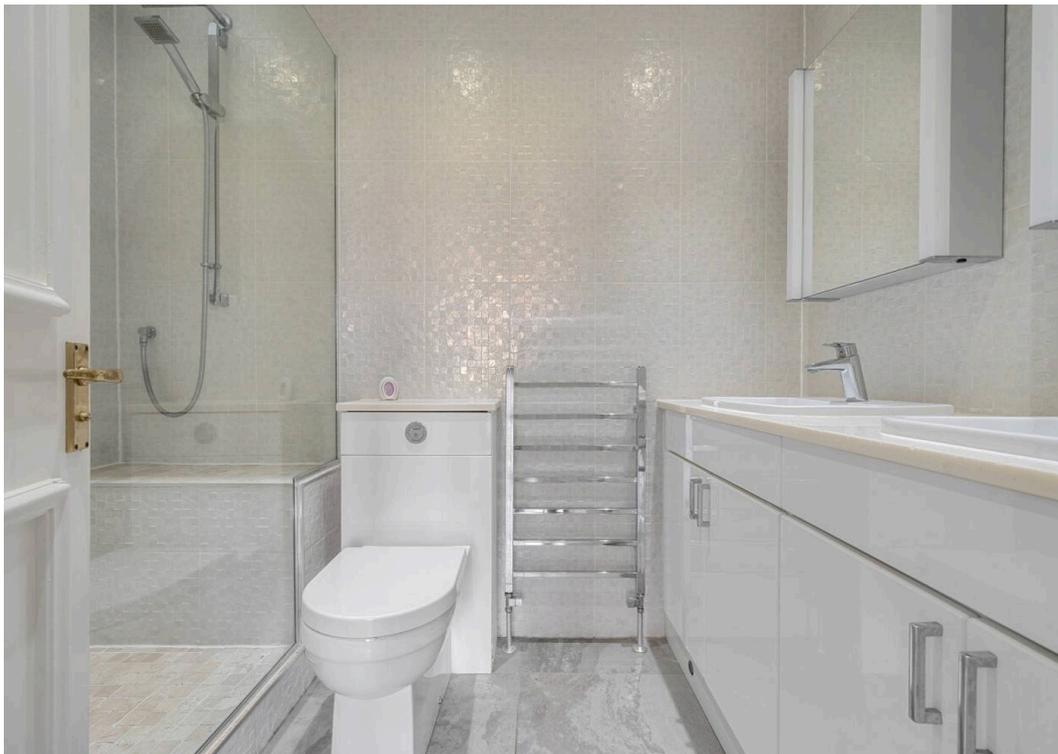
Chichester District Council - 25/26 Tax Band F £3,375.76

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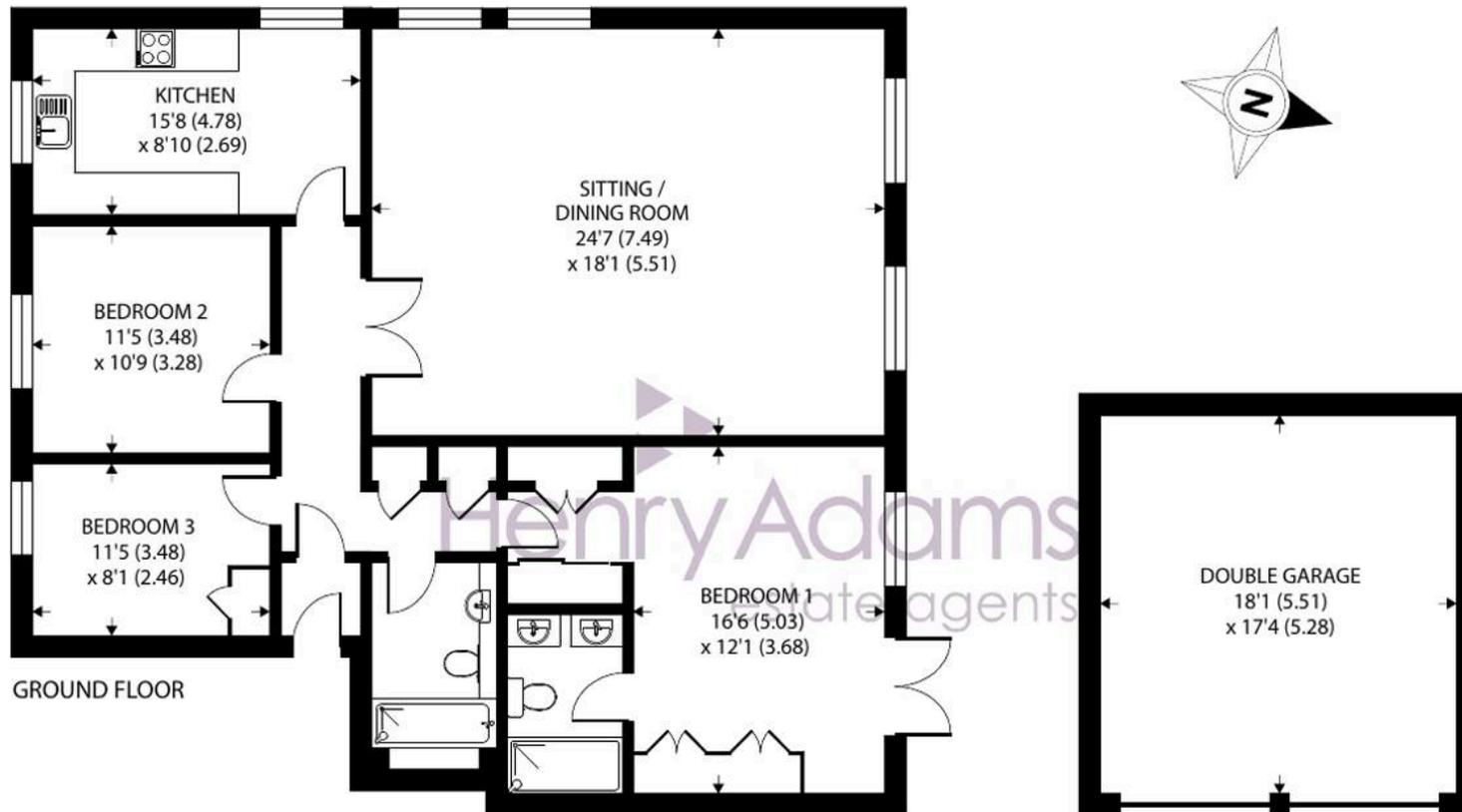




Nearby Communal Grounds







Approximate Area = 1348 sq ft / 125.2 sq m

Garage = 354 sq ft / 32.9 sq m

Total = 1702 sq ft / 158.1 sq m

For identification only - Not to scale



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 on the left. What3words - pops.split.loft





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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.