

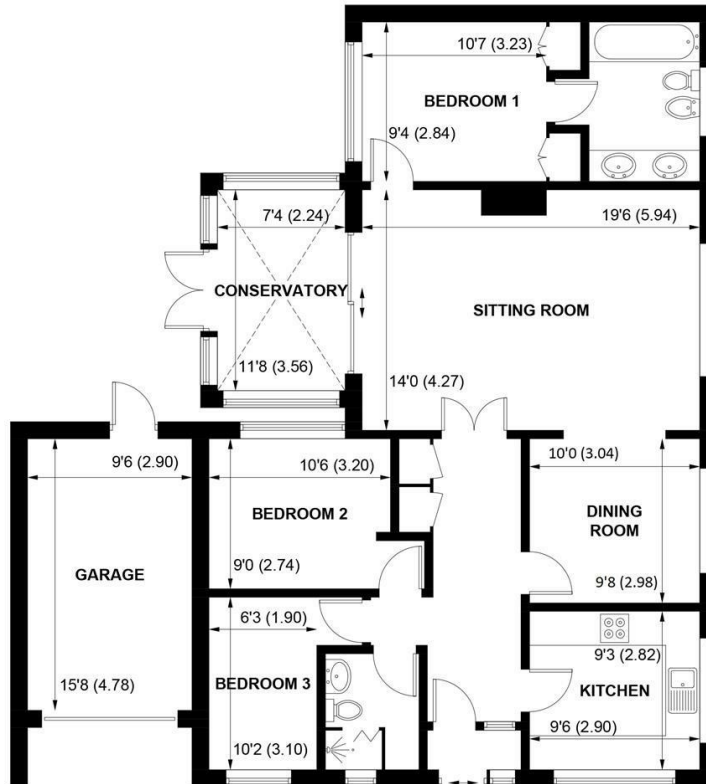
SW

Sims Williams



17, SELHAM CLOSE, CHICHESTER, WEST SUSSEX, PO19 5BZ





**APPROXIMATE GROSS INTERNAL AREA = 1286 SQ FT / 119.5 SQ M
(INCLUDING GARAGE)**

**NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2023 ©
Produced for Sims Williams**

£475,000 Freehold

17, SELHAM CLOSE,
CHICHESTER,
WEST SUSSEX, PO19 5BZ

- Private Estate
- Garage
- Off Road Parking
- Courtyard Garden
- Spacious Rooms
- Gas Central Heating
- Double Glazing
- Communal Pool
- Communal Tennis Courts

EPC RATING

Current = C
Potential = B

COUNCIL TAX BAND

Band = F

Substantial bungalow set within the highly sought after Marchwood estate to the north of the city centre. The property is offered in immaculate condition throughout with large principal rooms and an open layout.

To the front of the property is the modern fitted kitchen with units at base and eye level, space for appliances and dual aspect windows. Adjacent is the large open plan living dining room with feature fire place and offset conservatory leading to the garden.

There are three well proportioned bedrooms with the master benefiting from its own ensuite bathroom and fitted wardrobes, the remaining two are serviced by the fitted family bathroom.

Externally the property has a private south facing rear garden which is largely paved with raised flower beds. The front garden is laid to lawn with flower borders, ample off road parking and single garage with up and over door.

The property is located on the private and popular Marchwood Estate where residents enjoy use of the heated swimming pool and tennis court. Situated just to north of the city centre and conveniently located within walking distance to Summersdale's Post Office stores, doctors surgery, Co-op and bus

transport to the historic city centre, which provides a superb selection of shops, bars and restaurants. The city is particularly renowned for the highly regarded Festival Theatre, Pallant House Gallery, weekly markets and close proximity to Goodwood, famous for its motor circuit and racecourse. Rail links to London are well serviced with a fast line from Havant to Waterloo via Guildford (approx. 1hr 20), and from Chichester to Victoria via Gatwick Airport (approx. 1hr 40).

Directions

From St Richards Hospital on Spitalfield Lane, Chichester head west along Spitalfield Lane, turning right into College Lane. Continue north onto Summerdale Road, bearing left onto The Drive, right into Marchwood and the house is on the right hand side on the corner of Selham Close.

Disclaimer...

As the seller's agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property or issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.



