



7 Selham Close | Chichester | PO19 5BZ

Guide Price £875,000    Freehold



**hancock**

Lettings & Estate Agents



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- No onward chain
- Gas fired central heating
- 4-Bedrooms
- Open plan sitting/dining room
- South facing rear garden
- Popular Summersdale location

This detached home is located close to local amenities, The South Downs National Park and famous Goodwood Estate and benefits from communal facilities that include a swimming pool, tennis court and well-kept communal grounds. The property is being offered to the market with no onward chain.

#### Accommodation

The spacious, flexible and light accommodation is arranged over two floors and to the rear has a southerly facing aspect. On the ground floor there is an entrance hall which gives access to a ground floor cloakroom and beyond into an open plan sitting/dining room which has a feature fire and access into a well-positioned, south facing conservatory. There is a large kitchen/breakfast room, a useful utility room (with access into the garage) and a study. The latter having its own access out into the garden via a single door. On the first floor, off a central landing full of natural light there is a spacious master bedroom benefiting from a newly fitted en-suite bathroom. There





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are three further double bedrooms and a family bathroom. All the bedrooms are complete with built in storage.

#### Outside

To the rear there is a good sized south facing garden which is mainly laid to lawn with mature shrubs and floral beds planted throughout and there is a sunlit terrace. A side gate gives access to the front of the property where there is ample driveway parking and an attached double garage with up and over doors.

#### Information

Annual service charge is £1,018

#### Location

The property is situated towards the end of a popular close within Marchwood Gate in the leafy, treelined Chichester suburb of Summersdale. Summersdale lies a short distance to the north of Chichester's vibrant city centre and just south of the rolling foothills of The South Downs National Park and popular Goodwood Estate. There are local amenities close by which include a gp surgery, two convenience stores, children's pre-school and a gym. Chichester's city centre lies a short distance to the south and offers many shops, pubs, bars, cafes and notable attractions such as The Pallant House Gallery and Festival Theatre along with a mainline rail station offering services to London Victoria.

#### Information

Tenure - Freehold

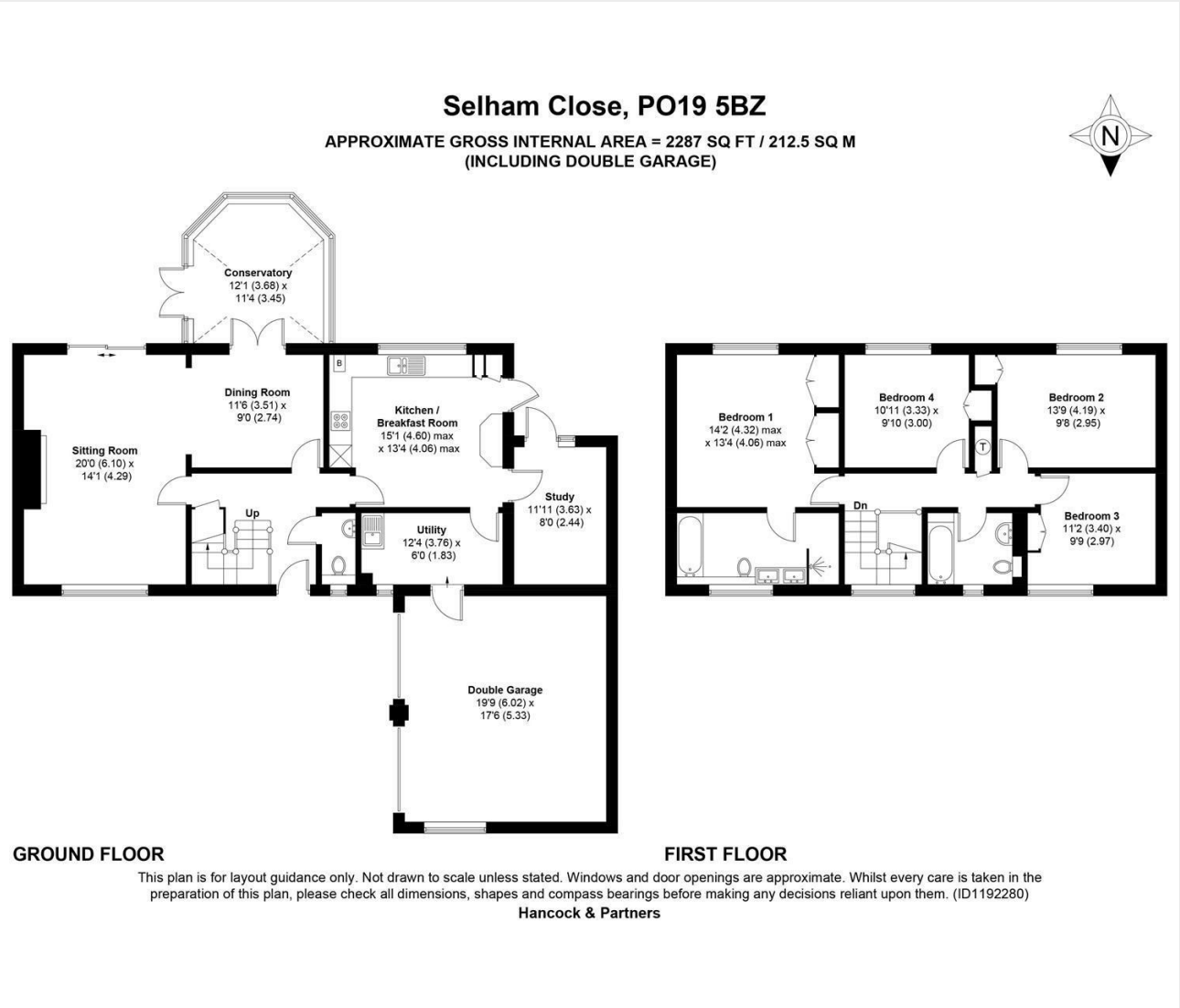
Service Charge - £1018 per annum

Council Tax Band - D





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	80	84
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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