



17 Selham Close, Chichester, PO19 5BZ

Guide Price £265,000

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The perfect lock up and leave alternative to an apartment.

- Being sold via Pearsons Auction
- Auction date - Wednesday 22nd October 2025
- Ideal main home or weekend retreat
- Residents' communal tennis court and indoor heated swimming pool
- Sunny dual aspect sitting room
- Dining room
- Dual aspect kitchen
- Three bedrooms (one en-suite bathroom)
- Courtyard garden
- Single garage

Nestled in a much sought-after location just one mile north of the city lies this stylish three-bedroom bungalow, ideal as a main residence or weekend retreat, offered for sale with no onward chain.

Situated in a prestigious private estate, this individual property offers an exquisite living experience, where residents and overnight guests have exclusive access to the communal indoor heated swimming pool and tennis courts, elevating the standard of living to one of luxury and leisure.

Stepping through the porch into the welcoming entrance hall, you are greeted with a floor plan designed to maximise space and light. The sunny dual aspect sitting room beckons with its sliding patio doors leading to a charming conservatory, creating a seamless indoor-outdoor living experience.





The adjacent dining room, with a separate entrance and an open plan to the sitting room, offers a versatile space suitable for both intimate gatherings and formal entertaining. The dual aspect kitchen is bright and practical. There are three bedrooms, with the principal bedroom featuring an en-suite bathroom, ensuring privacy and relaxation. A shared shower room servicing bedrooms two and three provides convenience and practicality for residents and guests alike.

A private courtyard garden promises a serene outdoor retreat, perfect for enjoying al fresco dining or basking in the sun. A private drive leads to the attached single garage.

Service charge for second half of year ending 31st December 2024 £353.97

Chichester District Council - 24/25 Tax Band F £3,214.03

Being sold via Pearsons Auctions - Auction Date: Wednesday 22nd October 2025 starting @ 11.00 am at Silverlake Stadium, Stoneham Lane, Eastleigh, SO50 9HT.

ADDITIONAL FEES:

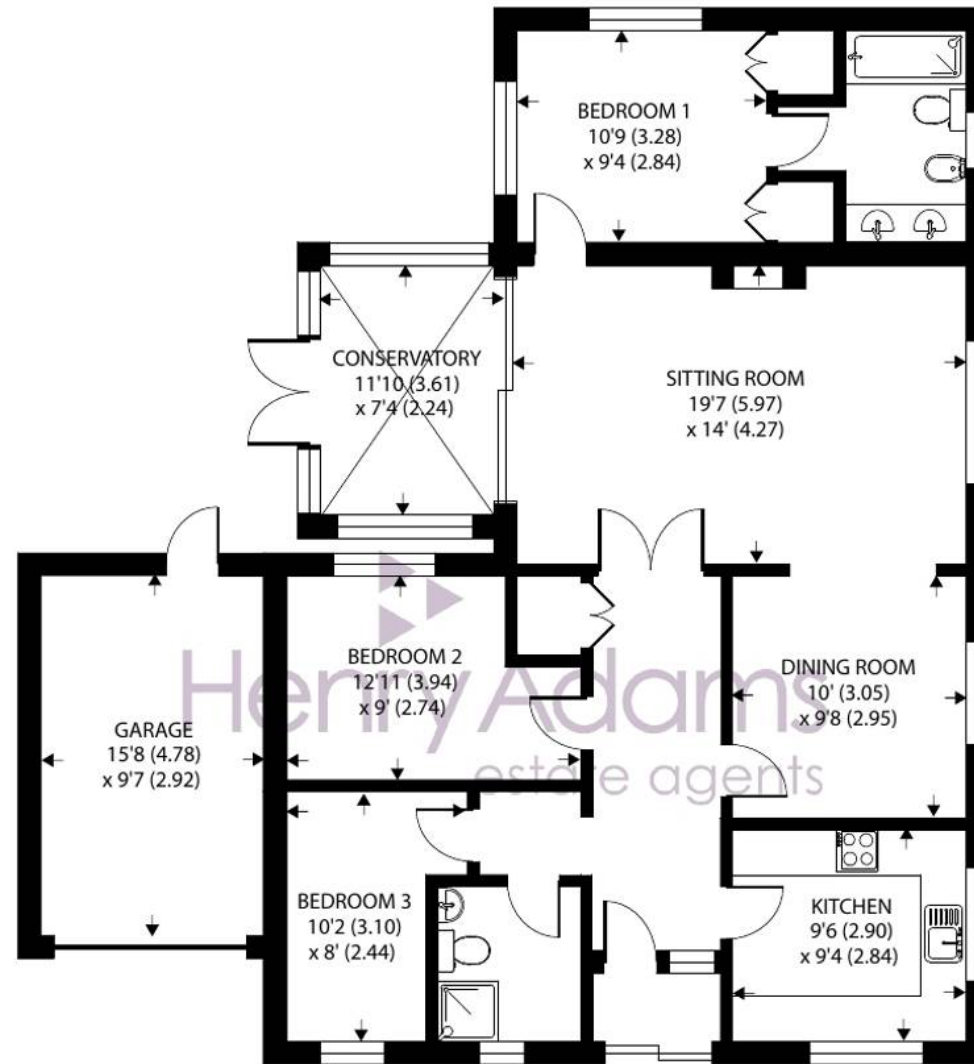
Buyers Admin Fee: £600 Inc VAT (£500 + VAT), payable on exchange of contracts.

Disbursements: Please see legal pack for any disbursements listed that may become payable by the purchaser on completion.

MONEY LAUNDERING PROCEDURES: IN ACCORDANCE TO THE ABOVE, PLEASE BE ADVISED, THAT IF YOU INTEND TO BID ON THIS PROPERTY, THEN YOU WILL BE REQUIRED TO PROVIDE TWO FORMS OF ID (ONE PHOTO-TYPE). IF, YOU ARE INTENDING TO BID ON BEHALF OF A THIRD PARTY, THEN WE WOULD REQUIRE BOTH ID FOR YOURSELF, PLUS A CERTIFIED COPY OF PHOTO ID FOR THE INTENDED PURCHASER. PLEASE SEE WEB-SITE, www.pearsons.com FOR FURTHER DETAILS.







GROUND FLOOR

Approximate Area = 1186 sq ft / 110.1 sq m

Garage = 155 sq ft / 14.4 sq m

Total = 1341 sq ft / 124.5 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 heated 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. 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 17 is on the right.
What3words - truth.moved.stop

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

