



22 Marchwood Gate, Marchwood, Chichester, PO19 5HA

Guide Price £595,000

 **Henry Adams**
estate agents



22 Marchwood Gate, Chichester

- Spacious ground floor apartment
- Three bedrooms
- Beautifully maintained communal gardens
- Access to tennis court and indoor swimming pool
- Viewing recommended

This beautifully presented ground floor apartment offers an excellent balance of space, light and comfort within an exclusive development known for its superb amenities.

The generous dual-aspect sitting/dining room creates an elegant main living area, complemented by a modern dual-aspect kitchen/breakfast room designed for both everyday use and relaxed entertaining.

The principal bedroom with en-suite provides a private retreat, accompanied by two further bedrooms and a contemporary bathroom/WC. A private terrace opens onto beautifully maintained communal gardens, offering a peaceful outdoor setting.

Residents enjoy exclusive use of a heated indoor swimming pool and tennis court, along with a garage, allocated parking and visitor parking. A superb opportunity in a highly desirable setting. Viewing is strongly recommended.

Leasehold: 999 year lease granted 01/01/1985

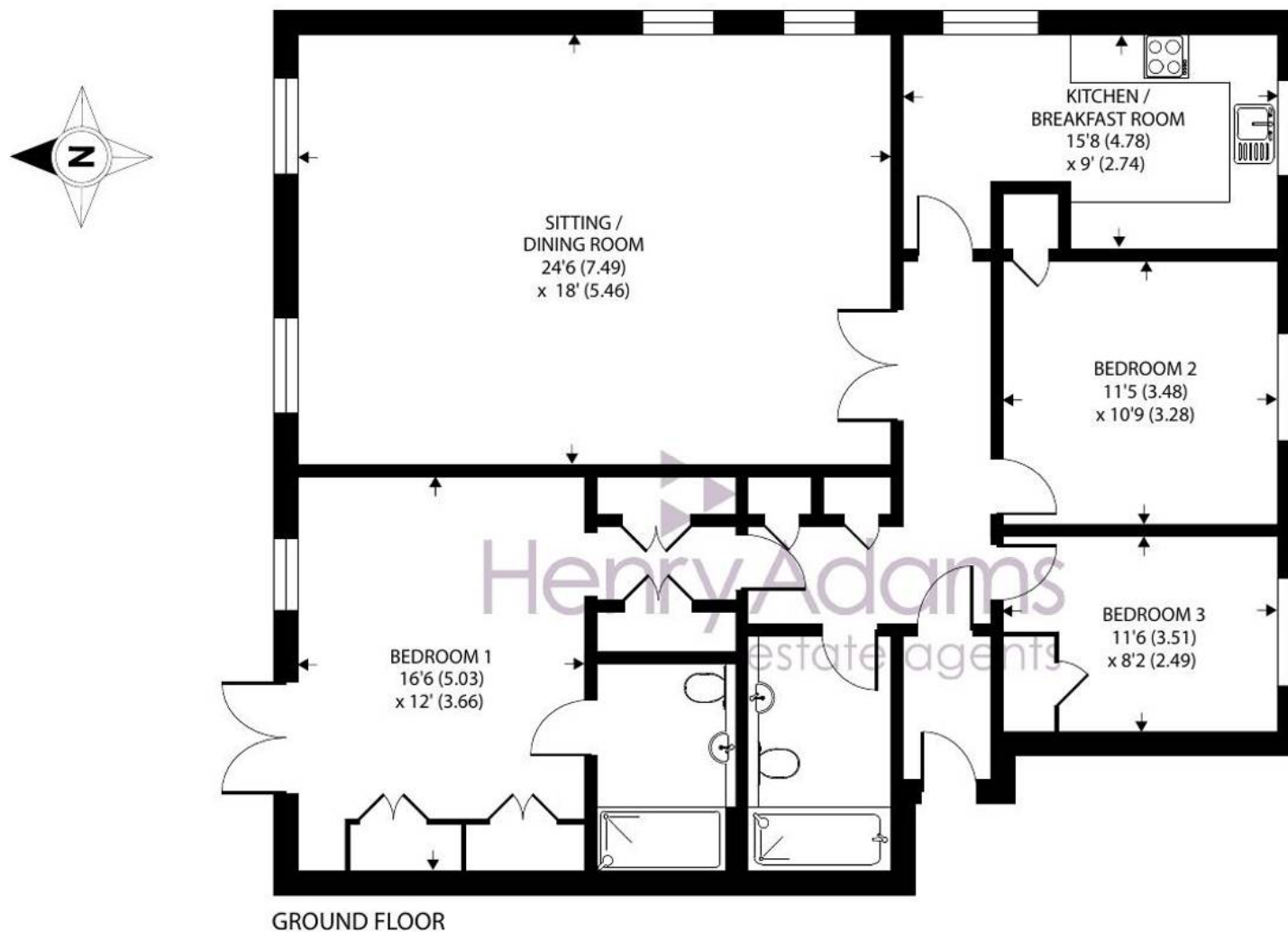
Service Charge: TBC

Ground Rent: TBC

Chichester District Council - 26/27 Tax Band F £3,599.77
EPC-C







22 Marchwood Gate, Marchwood, Chichester

Approximate Area = 1349 sq ft / 125.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026.
Produced for Henry Adams. REF: 1514729

Location - Located in the Marchwood development in Summersdale, residents of Marchwood have use of a communal tennis court, indoor 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.

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 where the apartment block is on the left just before the entrance gates to Marchwood Gate. What3words - [clever.person.cafe](https://www.what3words.com/clever.person.cafe)

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](https://www.henryadams.co.uk)



Communal Tennis



Residents Indoor Pool