



6 Marlborough Close | Chichester | PO19 7XW

Guide Price £395,000



**hancock**

Lettings & Estate Agents

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7XW  
Guide Price £395,000

- Link-Detached House
- Modern Kitchen/Diner
- Garage
- Landscaped Rear Garden
- Close proximity to shops
- Three Bedrooms
- Family Bathroom
- Driveway
- Easy Access to A27
- Close proximity to local schools

A well presented three bedroom link-detached home, ideally situated in a quiet residential cul-de-sac within easy reach of Chichester city centre. Offering spacious and well balanced accommodation throughout, this attractive property is perfectly suited to families, professionals or those looking to upsize.

The ground floor features a modern fitted kitchen/dining room, providing an excellent space for both everyday living and entertaining, together with a bright and welcoming reception room offering plenty of natural light. Upstairs, the property boasts three bedrooms, all well proportioned, along with a contemporary family bathroom.

Externally, the beautifully landscaped rear garden offers a private and attractive outdoor space, ideal for relaxing or entertaining during the warmer months. To the front, the property benefits from driveway parking leading to a garage, providing ample off-road parking and additional storage.



what3words ///  
lists.ramp.rated



Further benefits include uPVC double glazing and gas central heating.

Located in a desirable area of Chichester, the property enjoys convenient access to a range of local amenities, highly regarded schools, excellent transport links and the historic city centre with its array of shops, cafés, restaurants and cultural attractions. The South Downs National Park and the stunning beaches of West Wittering are also within easy reach, making this an exceptional opportunity to purchase a wonderful family home in a sought-after location.

Additional Information :

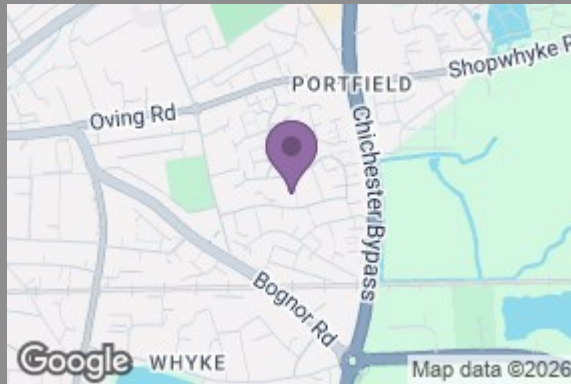
Tenure : Freehold

Council Band : D

Broadband : Up To 5500mbps

Mobile Coverage : Outstanding: EE, Three; Good: O2, Vodafone

Agents Note: Upon acceptance of an offer, Hancock and Partners will complete an online identity check. The cost of this check is £24 including VAT per purchase. This charge verifies your identity in accordance with HMRC requirements, and documentation confirming your identity and address will be required.



### 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>                            |           | <b>80</b>                                                                                                   |
| (55-68) <b>D</b>                            | <b>66</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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