



6 Marlborough Close, Chichester, PO19 7XW

Guide Price £395,000



6 Marlborough Close, Chichester

A stylishly modernised home with beautifully landscaped garden.

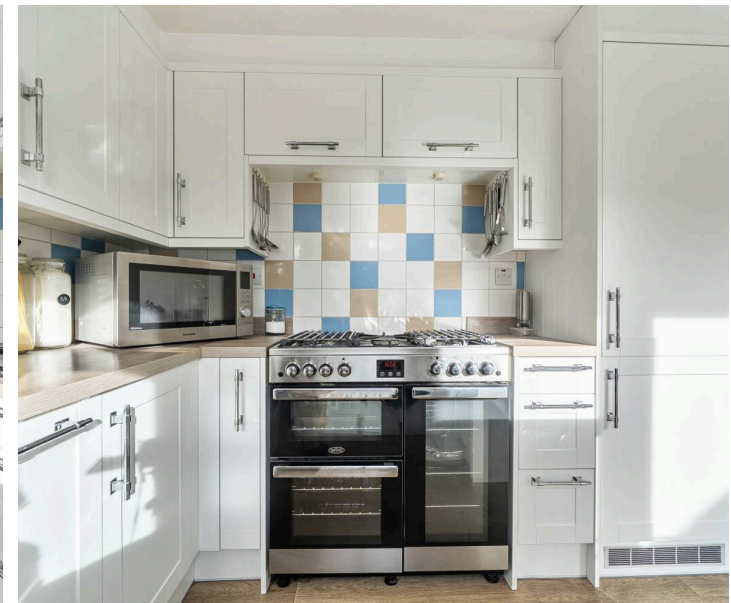
- Beautifully presented link-detached house
- Tucked away in a desirable cul-de-sac location
- Approximately one mile level walk from the city centre
- Convenient access to the A27
- Spacious sitting room
- Kitchen/dining room
- Three first-floor bedrooms and family bathroom
- Landscaped rear garden
- Attached garage and off-road parking

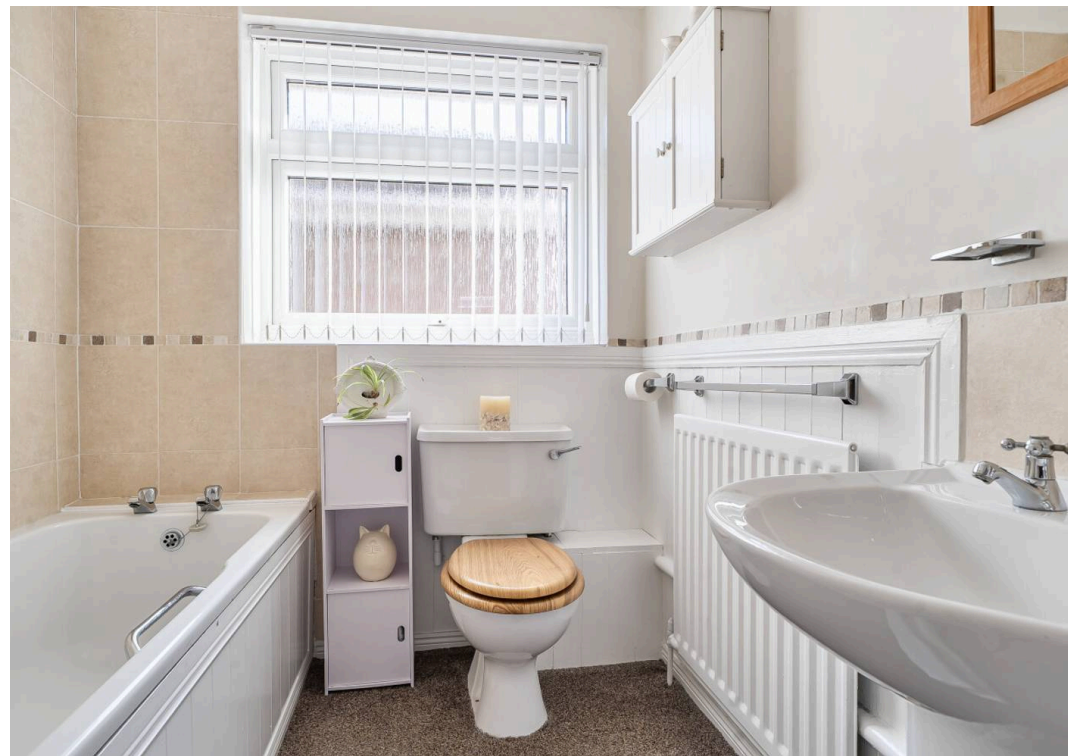
A beautifully presented three-bedroom link-detached home, tastefully modernised and tucked away in a cul-de-sac location, approximately one mile from the city centre, with easy access to the A27.

The property offers well-presented accommodation comprising an entrance hall, sitting room with an archway leading through to a stylish, modern kitchen/dining room, fitted with a range of crisp white Shaker-style units and an integrated fridge freezer. French doors from the dining area open directly onto the attractive rear garden.

Upstairs, there are three bedrooms and a family bathroom fitted with an electric shower over the bath.

Outside, the open-plan frontage provides off-road parking for two cars and leads to an attached garage. The rear garden is a particular feature, having been creatively landscaped by the current owner, a keen gardener, to provide a delightful combination of raised flower beds, a patio and a decked seating area.







Approximate Area = 796 sq ft / 73.9 sq m
Garage = 131 sq ft / 12.1 sq m
Total = 927 sq ft / 86 sq m

For identification only - Not to scale



Location - 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. 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. There are superb sailing facilities around Chichester Harbour and water sports from the beaches at West Wittering. The area is a paradise for wildlife enthusiasts, with beautiful walks and cycle tracks over the South Downs and around the harbour.

Directions - Proceed out of Chichester along the Bognor Road (A259). After passing The Four Chesnuts public house and then the Co-op on your left, turn left into Florence Road. Take the first turning on the right into Windsor Road and then second left into Buckingham Road. At the end turn left into Kensington Road and Marlborough Close is on the left. No 6 is towards the end on the right. What3words - finger.dime.good

Chichester District Council - 26/27 Tax Band D £2,492.15 EPC-D

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

