

3 March Square, Chichester, PO19 5AN

Guide Price £775,000

Henry Adams
estate agents



3 March Square, Chichester

A most attractive town house in an exclusive development on the doorstep of Chichester and the South Downs National Park.

- Elegant Georgian-style townhouse in a prestigious private development
- Desirable position on the periphery of Chichester
- Spacious accommodation arranged over three floors
- Beautiful sitting room and contemporary kitchen/dining room
- Conservatory opening onto a landscaped rear garden
- Three/four versatile bedrooms including impressive principal suite
- Two en-suite shower rooms plus additional family bathroom
- Double garage with additional resident and visitor parking
- Exclusive resident amenities including tennis court and indoor heated swimming pool
- Stunning communal parkland with ornamental ponds and views towards Goodwood

Situated within a prestigious and highly regarded development, this elegant Georgian-inspired residence occupies an enviable position on the northern periphery of Chichester, enjoying a peaceful setting amidst beautifully maintained communal grounds with far-reaching views towards the glorious South Downs.

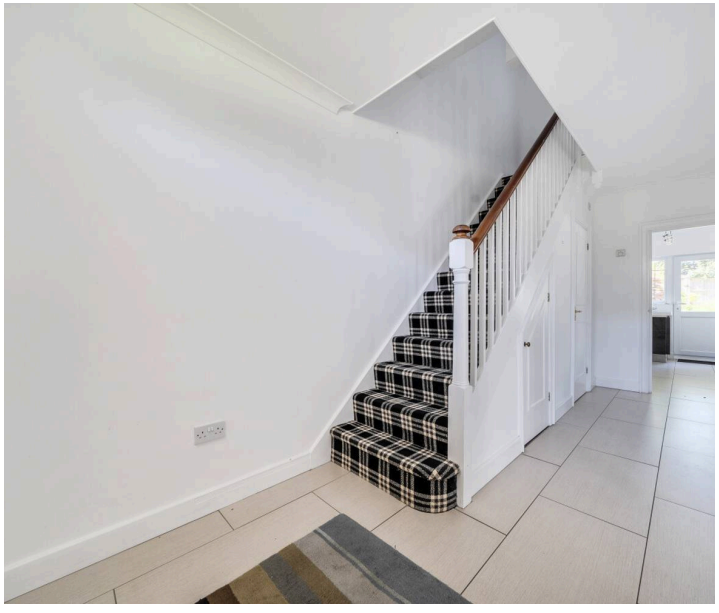
Designed in a timeless classical style and constructed in the 1980s, the property offers exceptionally well-balanced accommodation arranged across three floors, combining traditional proportions with modern comforts.













The ground floor is introduced by a welcoming reception hall which leads to a beautifully proportioned sitting room, ideal for both formal entertaining and relaxed everyday living. To the rear of the property, a contemporary kitchen and dining room forms the heart of the home, featuring double glazed casement doors opening into a bright conservatory and onwards to the landscaped rear garden. A cloakroom completes the ground floor accommodation.

The first floor provides two generous double bedrooms, each benefitting from stylish en-suite shower rooms, with one suite further enhanced by a dedicated dressing area. Occupying the upper floor is a superb principal suite offering exceptional versatility, alternatively lending itself to two further bedrooms served by a family bathroom.

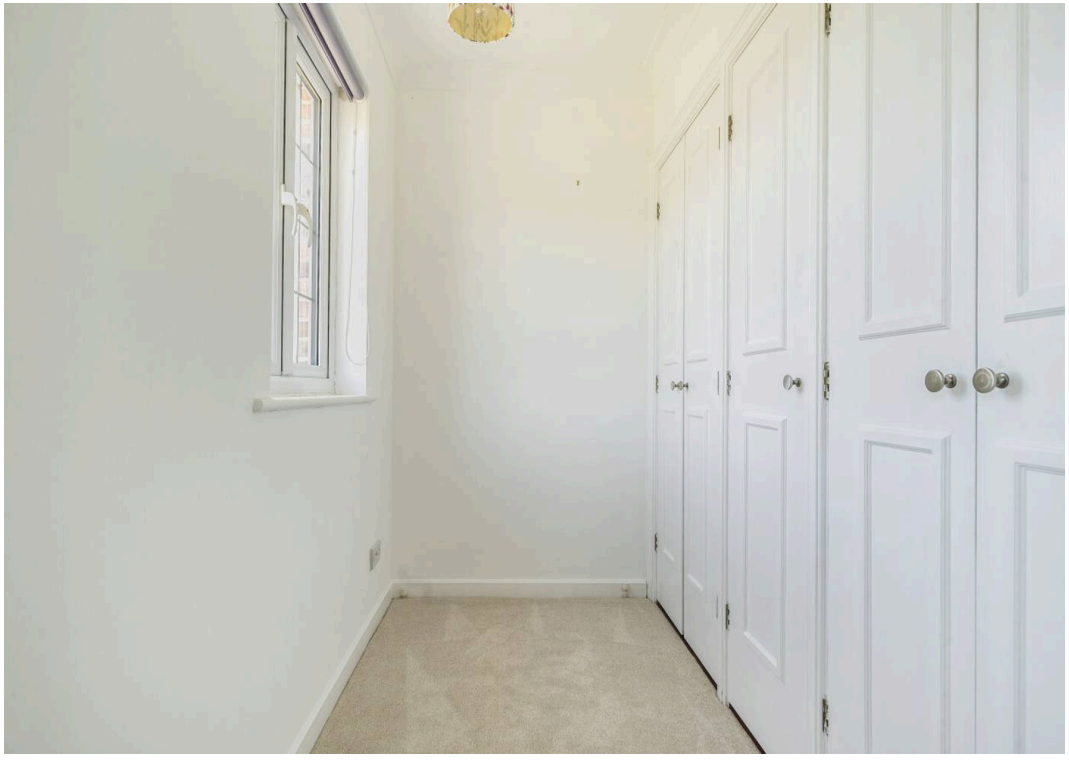
Externally, the property enjoys a beautifully landscaped rear garden designed for ease of maintenance, together with a double garage located within a nearby compound, in addition to both resident and visitor parking.

A defining feature of this exclusive development is the extensive communal parkland, thoughtfully landscaped with ornamental ponds and open green spaces enjoying picturesque views across surrounding farmland towards Goodwood. Residents also benefit from access to excellent leisure facilities including a tennis court and indoor heated swimming pool.

Agents note: The swimming pool is available to residents and overnight guests

Service Charge:

Chichester District Council - 26/27 Tax Band G £4,153.59 EPC-C







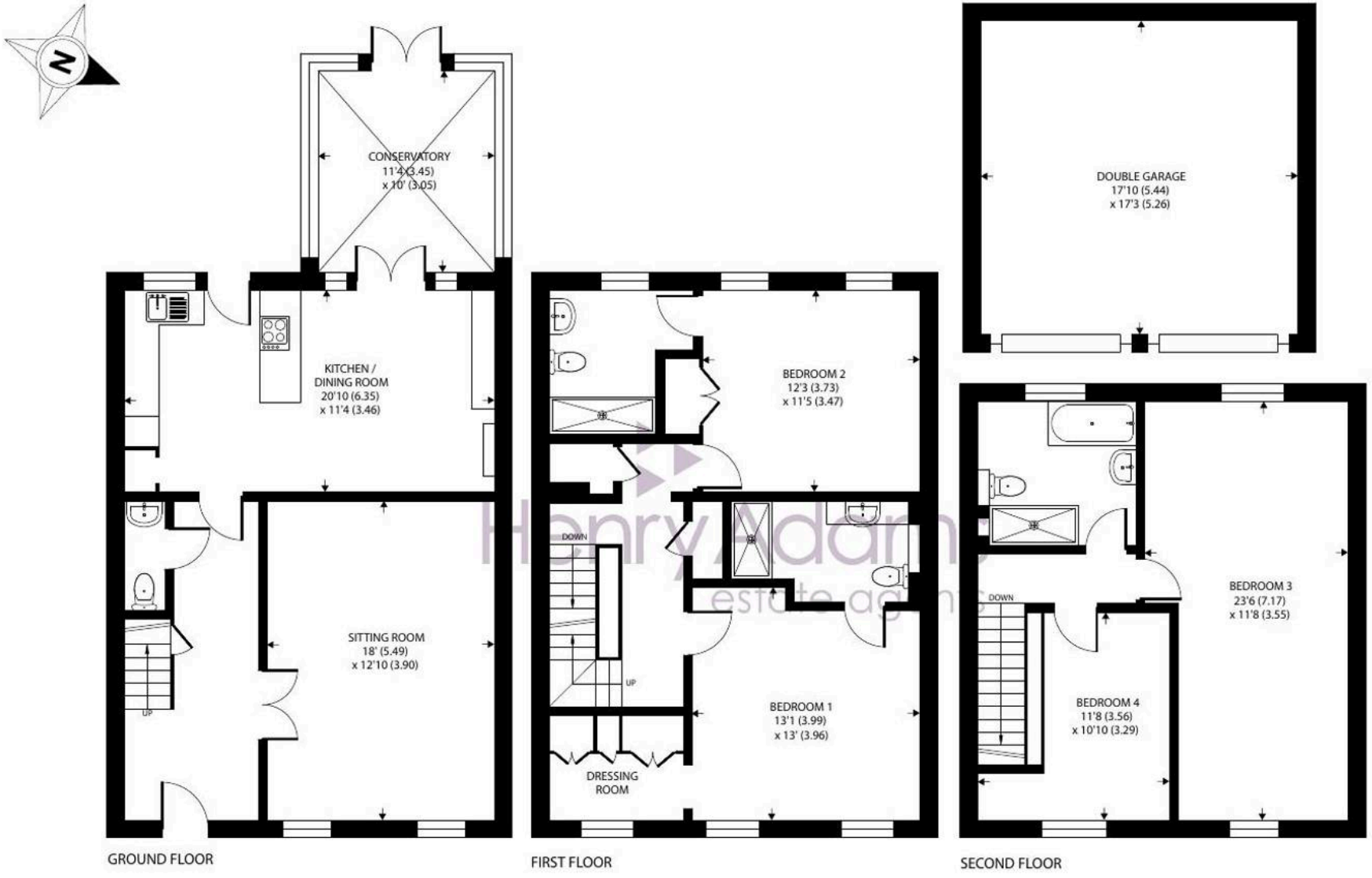










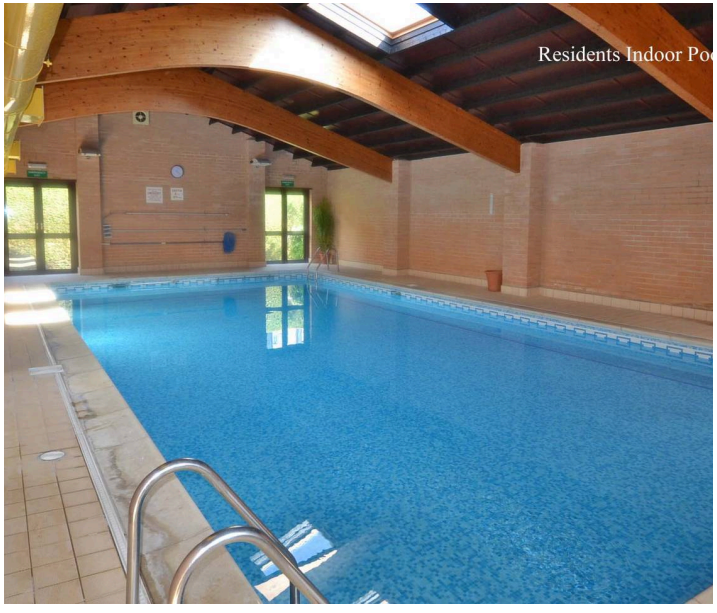


Approximate Area = 1854 sq ft / 172.2 sq m
Outbuilding = 315 sq ft / 29.2 sq m
Total = 2169 sq ft / 201.4 sq m
For identification only - Not to scale

Location - Nearby there is a convenience store, doctors' surgery with pharmacy and there is a bus service every 30 minutes into Chichester. The cathedral city of Chichester offers excellent high street shopping, many fashionable restaurants, cafes and bars, 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 excellent 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 - From the Northgate circulatory system proceed north along Broyle Road (A286 Midhurst road). After passing Roussillon Park development, take the third turning on the right into The Drive. Take the third turning on the left into Marchwood and March Square is on the left. What3words - booth.zeal.task











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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.