



10 Selham Close, Chichester, PO19 5BZ

Offers in Excess of **£355,000**



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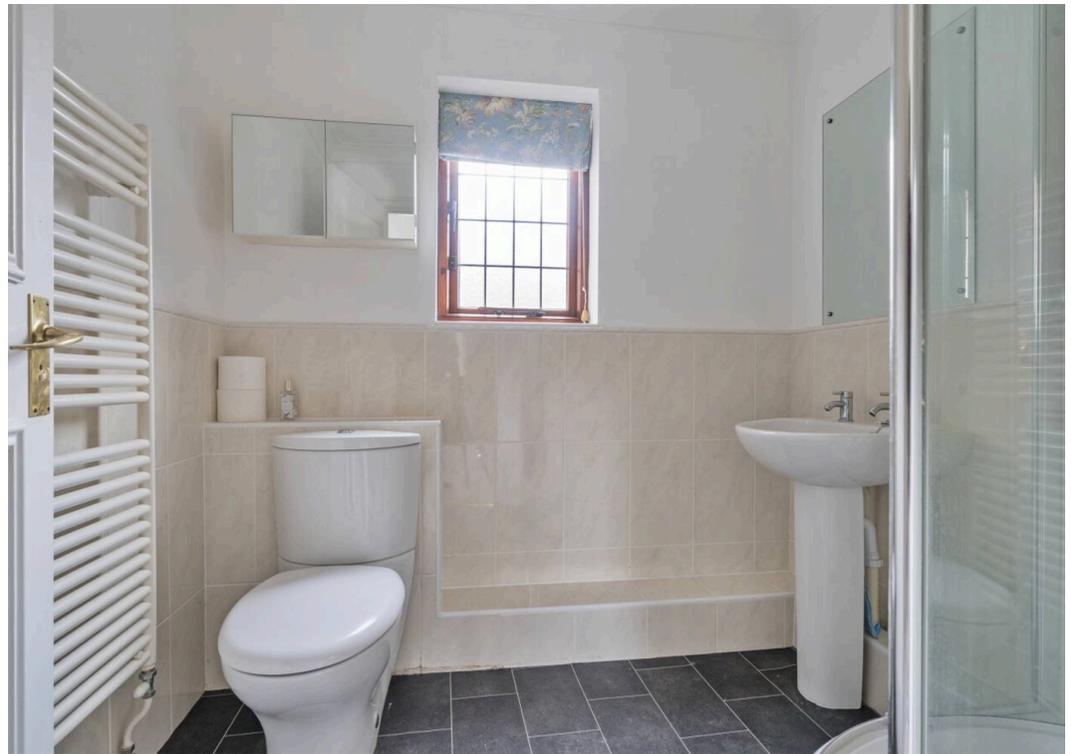
A ground floor residence with a private garden situated on the Marchwood Estate, Summersdale.

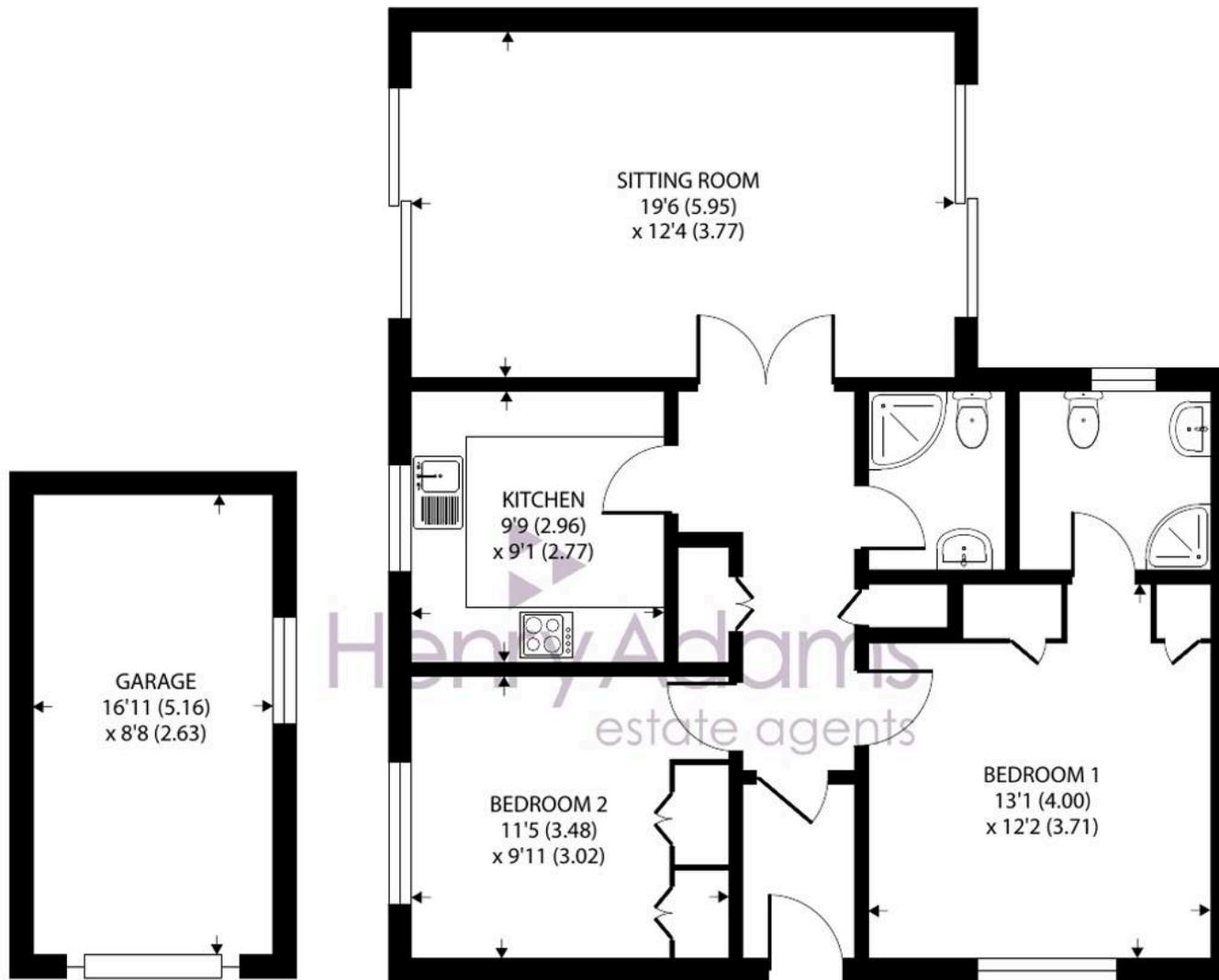
- Ground floor apartment
- Own private entrance
- Dual aspect sitting room
- Two double bedrooms
- Two shower rooms (one en-suite)
- Private garden
- Garage
- Use of tennis court and indoor swimming pool

Set within the prestigious and tranquil Marchwood Estate in the highly desirable Summersdale area, just north of Chichester's historic city centre, this ground floor apartment combines refined living with exceptional lifestyle amenities. The spacious and beautifully proportioned interior is introduced via a welcoming entrance hall, leading to a generous sitting/dining room bathed in natural light and enhanced by double-aspect patio doors that open onto two delightful outdoor spaces: a secluded courtyard garden and a charming, sunlit private garden. A well-appointed kitchen fitted with appliances and ample cabinetry, complements the living space perfectly. Accommodation includes two generously sized double bedrooms, with the principal suite featuring a stylish en-suite bathroom. A contemporary shower room completes the home.

Externally, the apartment boasts a serene, sun-drenched private garden ideal for al fresco dining and quiet enjoyment. A brick-built garage, accessible directly from the garden and the driveway, offers excellent storage or secure parking, accompanied by a private driveway. To the front, a manicured lawn and elegant pathway provide a gracious approach to this peaceful and well-connected residence.







GROUND FLOOR

Approximate Area = 837 sq ft / 77.8 sq m
Garage = 146 sq ft / 13.5 sq m
Total = 983 sq ft / 91.3 sq m

For identification only - Not to scale



Location - Located in the Marchwood development in Summersdale, residents of Marchwood have use of a communal tennis court and indoor heated 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. There are superb sailing facilities around Chichester Harbour and water sports from the beaches at West Wittering.

Lease - 87 years remaining

Estate Charge - £551

Chichester District Council - 25/26 Tax Band D £2,337.06 EPC-C

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 and number 10 its towards the end on the right. what3words -ports.types.funds

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

