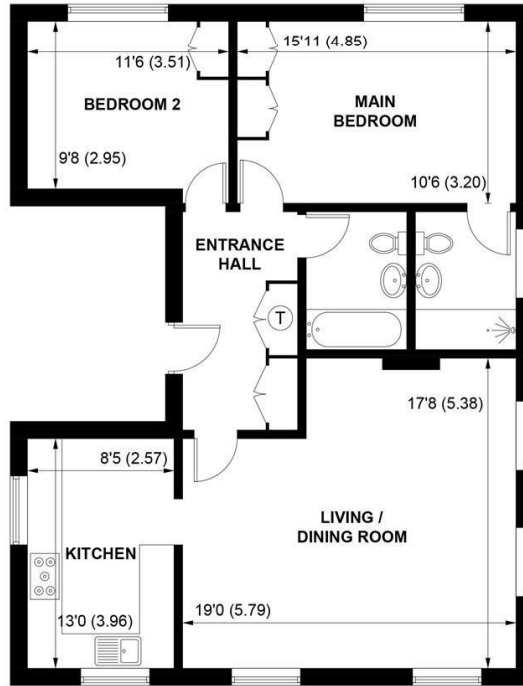




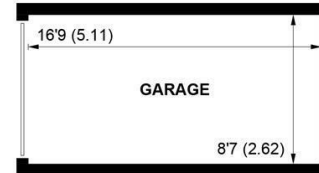
5, GRAFFHAM CLOSE, CHICHESTER, WEST SUSSEX, PO19 5AW







**FIRST FLOOR**



(NOT SHOWN IN ACTUAL  
LOCATION / ORIENTATION)

**APPROXIMATE GROSS INTERNAL AREA = 908 SQ FT / 84.4 SQ M**

**GARAGE = 143 SQ FT / 13.3 SQ M**

**TOTAL = 1051 SQ FT / 97.7 SQ M**

**NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2025 ©**

**Produced for Sims Williams**

# £360,000 Leasehold -

5, GRAFFHAM CLOSE,  
CHICHESTER,  
WEST SUSSEX, PO19 5AW

- First Floor Flat
- Private Marchwood Estate
- Sitting/Dining Room
- Fitted Kitchen
- Main Bedroom With Shower
- Further Double Bedroom
- Bathroom
- Garage
- No Forward Chain

## EPC RATING

Current = D

Potential = C

## COUNCIL TAX BAND

Band = D

Located in Marchwood Gate and enjoying the advantages of a private indoor swimming pool and tennis courts this first floor flat is immaculately presented.

There is a communal entrance hall with stairs to the first floor and door into the flat.

The hallway has a good sized storage cupboard and doors to all principle rooms.

The double aspect sitting/dining room is of a generous size with views out over the close. Door to kitchen.

The fitted kitchen is comprehensively fitted with counter tops with cupboards and drawers under. Range of wall cupboards. Gas hob with extractor hood above. Double oven and grill. Cupboard housing wall mounted boiler for central heating and hot water.

The main bedroom has built in wardrobes and a refurbished shower room ensuite. There is a second double bedroom and further bathroom.

Outside there is a single garage in a compound just behind the flat.

The vendor will be arranging for a new 999 year lease from the original lease date of 09/05/1985. Approximate service

charge to Marchwood Management Ltd is £600.00 pa.

The leasees own an equal third share of the freehold interest and have created their own management company, Graffham Close Freehold Limited.

## Disclaimer

As the seller's agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property or issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.

## Directions

From St Richards Hospital on Spitalfield Lane, Chichester head west along Spitalfield Lane, turning right into College Lane. Continue north onto Summerdale Road, bearing left onto The Drive, right into Marchwood and the flat is on the left hand side on Graffham Close.

