

17 Graffham Close,
Chichester, West Sussex



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Land and property. Since 1885.

A detached family home on the private Marchwood Estate with the benefit of shared use of an indoor heated swimming pool and tennis court.

Set on the sought-after Marchwood Estate in the exclusive Summersdale area just to the North of Chichester, 17 Graffham Close is an excellent family home with the benefit of an attached double garage and potential to extend subject to the necessary consents.

The ground floor has two principal living and entertaining areas. The formal reception room extends from the front to the rear of the house and features wooden flooring, built-in shelving, a fireplace with log-burning stove and dual aspects, including sliding doors opening onto the rear garden. The neighbouring kitchen and dining area extends to 27ft and has French doors to the garden, with space for a family dining table. The kitchen is fitted with white and blue Shaker-style cabinetry and a range cooker, while the adjoining utility room provides additional storage and space for appliances.

A turned staircase leads from the welcoming reception hall to the first-floor landing, where there are four well-presented bedrooms. The principal bedroom has built-in wardrobes and an en suite bathroom with a bath and separate shower. A family shower room completes the first floor.

Outside, the front garden has an area of lawn bordered by flowering perennials, while the gravel driveway provides ample parking and access to the integrated double garage. The private west-facing rear garden has a patio extending across the rear of the house, providing space for outdoor dining, with a lawn beyond and raised borders to the side and end of the plot.



Location

Marchwood Gate is situated on the north-eastern edge of Summersdale, about 2 miles north of Chichester, on the fringe of the South Downs National Park and close to East Lavant and Goodwood. Nearby, there is a bus stop providing regular service northwards to Midhurst and south into the City. Amenities in Summersdale include a Post Office and general store, garage with shop, medical centre, Brandy Hole Copse Nature Reserve and the Centurion Way – a foot and cycle path connecting the South Downs with the City and further to Chichester Harbour. Chichester has a broad range of shopping facilities with national brands and long established shops, restaurants, wine bars and brasseries. The renowned Chichester Festival Theatre is close by, as is Oaklands Park, home of Chichester’s Rugby Football Club. Chichester’s railway station provides access along the coast, to London Victoria via Gatwick Airport and, via Havant, to London Waterloo. The A27 is about 2.8 miles and, at Havant, connects to the A3(M) and northwardsto the M25 and London Heathrow. Postcode region:PO19

General

Local Authority: Chichester District Council
Services: Mains gas, electricity, water and drainage
Council Tax: Band G
Annual Estate Charge: £830.40 (2025)
EPC Rating: C
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

1,509 sq ft (140 sq m)
Sought after private estate
West facing garden
2 reception rooms
4 bedrooms
Double garage
Freehold | City

Guide price £900,000



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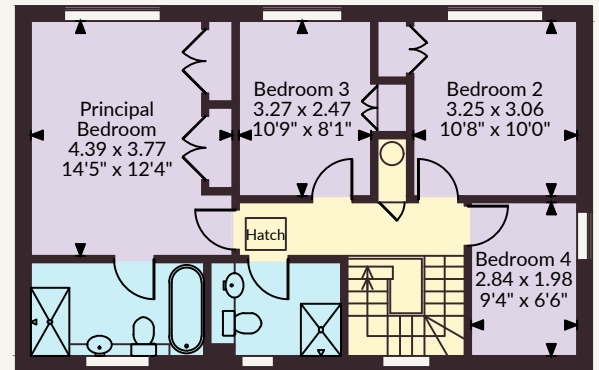
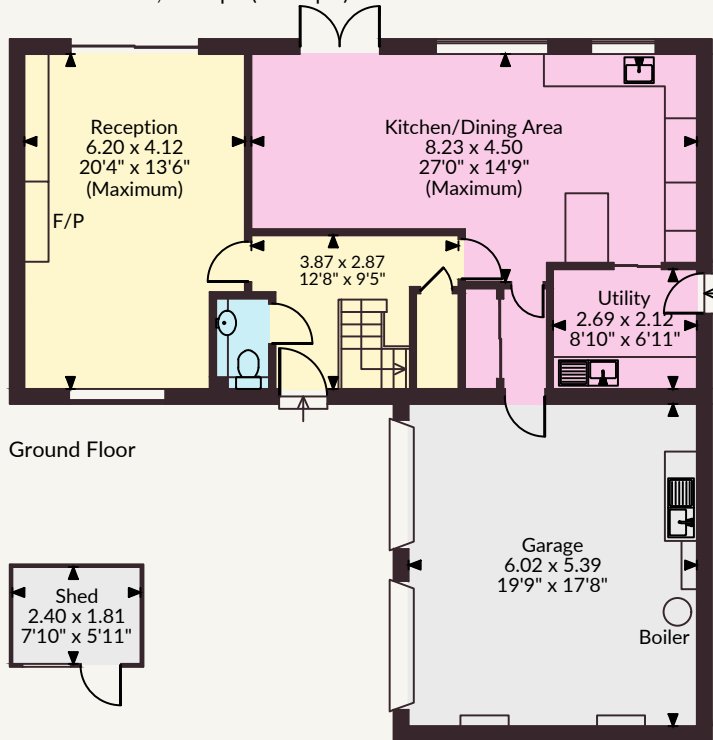
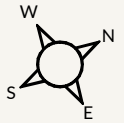
Main House internal area 1,509 sq ft (140 sq m)

Boarded Loft internal area 216 sq ft (20 sq m)

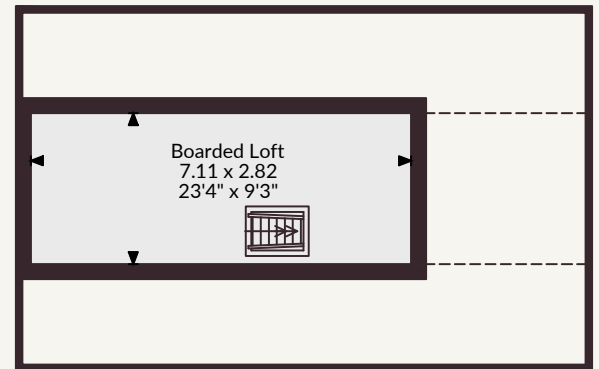
Garage internal area 349 sq ft (32 sq m)

Shed internal area 47 sq ft (4 sq m)

Total internal area 2,121 sq ft (197 sq m)



First Floor



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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