

Marchbank

Fordwater Road Chichester







Marchbank

— Fordwater Road Chichester —

Light and Spacious living

Ground Floor:

Reception hall, drawing room, sitting room, study, kitchen/dining/family room, cloakroom, utility room

First Floor:

5 bedrooms, 3 bathrooms (2 en-suite)

Outside;

Private landscaped garden, gated driveway, parking, double garage



Marchbank
— Fordwater Road Chichester —



SITUATION

Lying to the north of the city, Fordwater Road is a leafy no through road in one of the city's premier locations within the highly sought after Summerdale area 1.5 miles from the centre of Chichester

Marchbank offers good access to Chichester city centre and it's many amenities as well as Chichester mainline train station, with regular services to London Victoria approximately 1 hour 40 minutes. The house is also well located for the popular schools, both state and independent in the area and with good access to the city via a regular bus service.





CHICHESTER

Chichester offers many key cultural attractions including the renowned Chichester Festival Theatre and Pallant House Gallery housing one of the most important collections of 20th century British art in the country.

Many of the major high street outlets are represented in the pedestrianised city centre and there are a number of smaller boutiques and prestige retailers.

For those who enjoy the outdoors, Chichester Harbour offers great sailing and walking and nearby West Wittering Beach is very popular for wind and kite surfing as well as being a wonderful family swimming area. The South Downs National Park is fifteen minutes drive away, while horse racing and golf can be enjoyed nearby at Goodwood.







DESCRIPTION

Marchbank is one of just two superbly appointed and beautifully presented detached houses which has recently been completed to provide a stunning family home of over 3,450sqft.

Completed with great attention detail throughout, this stunning property offers a high standard of finish and makes for a light and spacious family home. The stylish interiors include an elegant limestone fireplace, an impressive staircase with galleried landing and quality flooring throughout. The ground floor accommodation provides excellent entertaining and family living space with attractive living rooms and a fabulous kitchen/dining/family room with bi-fold glass doors providing an abundance of natural light and opening onto the south west facing terrace.







DETAIL

The beautifully fitted Italian designed kitchen with superb corrian worktops, is equipped with a range of Neff appliances including two ovens, microwave, warming draw, induction hob and large fridge/freezer.

The first floor has an extensive galleried landing with high ceiling and feature window, there are five double bedrooms all with built in wardrobes and three beautifully fitted Keuco and Duravit bathrooms, two of which are en-suite.

Other features include, gas fired underfloor heating to the ground floor, with radiators to the first floor and electric underfloor heating to all bathrooms. TV and SKY has been prewired to the principle rooms and energy saving LED lighting is fitted throughout.

GROUND FLOOR

Drawing Room	6110 x 4510 mm	20'2" x 14'9"
Dining/Sitting Room	4510 x 4600 mm	14'9" x 15'2"
Kitchen/Dining Room	7775 x 4510 mm	25'7" x 14'9"
Family Room	3895 x 3077 mm	12'9" x 10'2"
Study	3507 x 2719 mm	11'6" x 9'0"
Utility Room	3750 x 1800 mm	12'4" x 6'0"
Double Garage	5785 x 5785 mm	19'1" x 19'1"



FIRST FLOOR

Master Bedroom	4690 x 4650 mm	15'5" x 15'4"
Bedroom 2	5785 x 4100 mm	19'1" x 13'6"
Bedroom 3	4353 x 3900 mm	14'4" x 12'9"
Bedroom 4	4495 x 3265 mm	14'9" x 10'8"
Bedroom 5	4353 x 3050 mm	14'4" x 10'1"









Internal Features

- Spacious reception hall with feature staircase and galleried landing
- Flexible ground floor living space, rear opening onto garden terrace
- Bespoke, Italian designed kitchen fitted with Neff appliances
- Beautifully appointed bathrooms with Keuco and Duravit furniture
- Gas fired underfloor heating to ground floor radiators on first floor
- Electric underfloor heating to all bathrooms
- Energy saving LED lighting throughout
- TV and SKY prewired to principle rooms
- Approved alarm system







External Features

- Delightful setting, within walking distance of the town and countryside
- Gated driveway with extensive car parking
- Bespoke hardwood window and door joinery
- Automatic garage door
- Landscaped gardens, rear garden, large terrace, south westerly aspect
- Built to Sustainable Homes Code Level 2, Level 3 for water consumption
- 10 Year Premier Guarantee







Energy Performance Certificate



Marchbank Fordwater Road CHICHESTER PO19 6PS

Dwelling type: Detached house **Reference number:** 0168-6089-7357-0802-7994
Date of assessment: 06 March 2012 **Type of assessment:** SAP, new dwelling
Date of certificate: 10 August 2012 **Total floor area:** 289 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

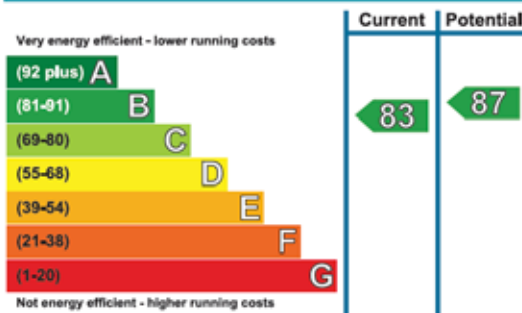
Estimated energy costs of dwelling for 3 years: £2,868

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£282 over 3 years	£282 over 3 years	Not applicable
Heating	£2,283 over 3 years	£2,283 over 3 years	
Hot Water	£303 over 3 years	£303 over 3 years	
Totals	£2,868	£2,868	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Solar photovoltaic panels, 2.5 kWp	£11,000 - £20,000	£666

premier
guarantee
10 year structural warranty



Tel: (01243) 786316
chichester@jackson-stops.co.uk



Directions

From Chichester proceed north towards Lavant on the A286 after about .9 of a mile turn right into The Avenue and go straight over at the crossroads with The Drive. At the next T junction turn left into Fordwater Road and after about 500 yards Marchbank will be seen on the left hand side.

