



Flat 26, Regnum Court, North Walls, Chichester, PO19 1BZ  
£275,000 - Share of Freehold





## 26 Regnum Court, Chichester

A delightful first floor apartment located with the city walls.

- Dual aspect first floor apartment
- South facing balcony
- Allocated parking
- Quietly located within Chichester City Centre
- Car port
- CCTV within the building

A light dual aspect two bedroom first floor apartment, with a south facing balcony and allocated parking, quietly located within Chichester's city centre.

The light and well-arranged accommodation has a dual aspect and to the rear faces south. As you enter there is an entrance hall which leads to two double bedrooms (both with built-in storage), a family bathroom and a fitted kitchen. The focal point of the accommodation is a large sitting/dining room which runs front to back and has a south facing balcony at one end.

**Outside to** the rear there is a car port and communal bin storage. To the front of the development there are well kept lawns with small trees planted throughout, all enclosed by box hedging.





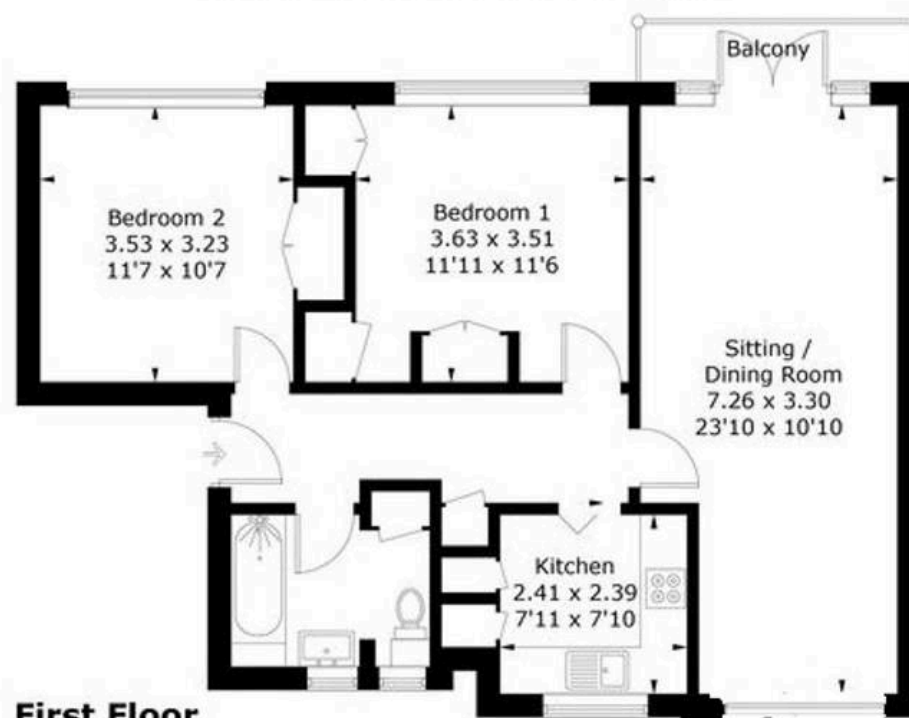
# Floorplans

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## Regnum Court, PO19

Approximate Gross Internal Area = 72.2 sq m / 777 sq ft



### First Floor

PRODUCED BY CHARLES PECK

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. (ID1128391)

**Location** - Regnum Court sits quietly on North Walls, opposite Chichester's historic Roman wall and within an easy walk of city centre amenities. Chichester's city centre has many shops, pubs, bars, cafes and notable attractions such as The Pallant House Gallery and renowned Festival Theatre along with a mainline rail station, offering services to London Victoria. To the north of Chichester lie the rolling foothills of The South Downs National Park and within the popular Goodwood Estate. To the south are the calm waters and inlets of Chichester Harbour and the beaches of West Wittering and East Head.

**Tenure** - Share of freehold with 999 years from January 2002.  
**Service Charge** - £1,716.00 per annum plus buildings insurance and plus car port charge. A purchaser would have to ask their solicitor to check these details.

Chichester District Council - **24/25 Tax Band C** £1,977.87 EPC- TBC

**Directions** - At the Northgate circulatory system, proceed into North Street and take the first turning on the right into North Walls. Regnum Court is a short distance along on the left.  
what3words - flag.washed.frogs

**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](http://henryadams.co.uk)

