



103 Shippam Street, Chichester, PO19 1AY

Guide Price **£235,000 – Leasehold**

103 Shippam Street, Chichester

An impressive double bedroom apartment with secure parking in the heart of the city centre

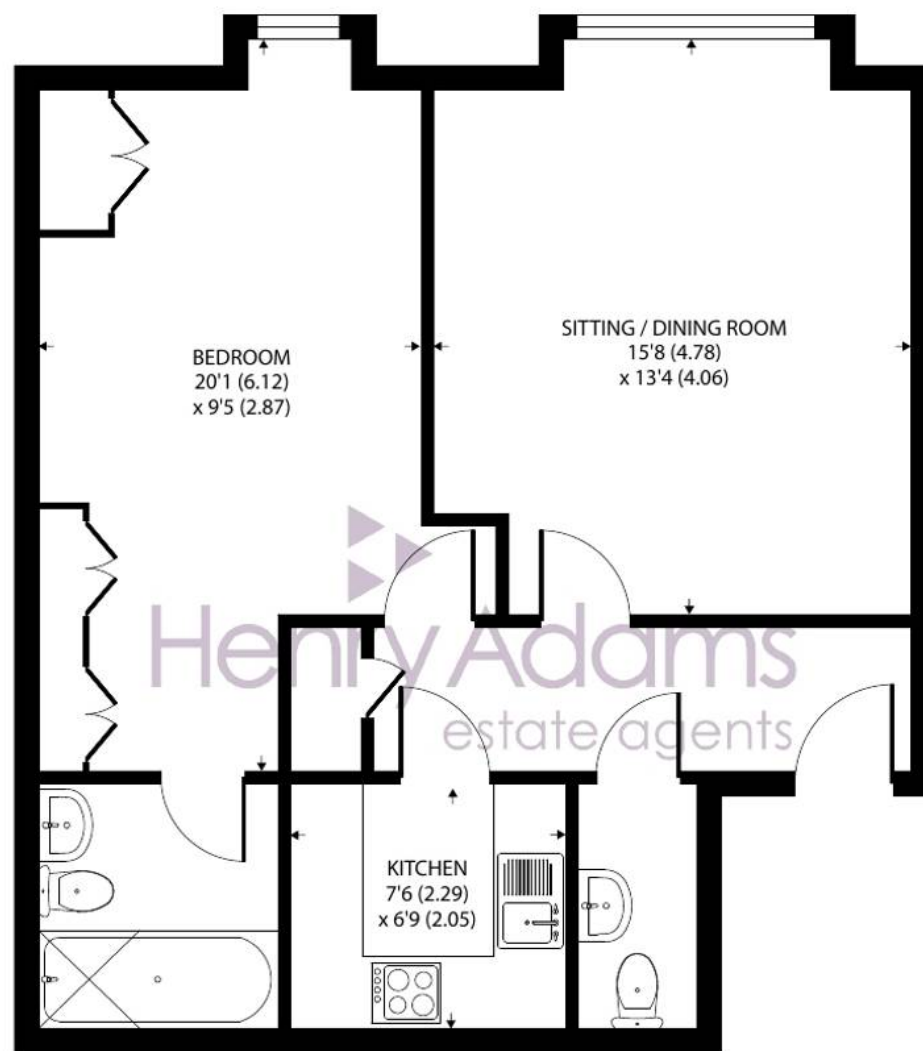
- Stylish top floor apartment
- Ideal pied a terre or main home
- Open aspect from sitting room
- Modern kitchen and bathroom
- Double bedroom
- Lift and stairs to all floors
- Secure underground parking

This top floor double bedroom apartment is located within the prestigious and highly sought-after Roman Quarter development, set inside the historic ancient city walls and right in the heart of the city. The property is accessed via an impressive communal entrance hall, featuring an intercom system, lift, and staircase serving all floors. There is also access to a gated underground parking area, where the apartment benefits from an allocated parking space.

The accommodation comprises an entrance hall leading to a bright and spacious sitting room with open rooftop views. The modern kitchen is well-appointed with a range of integrated appliances, including an oven, hob, cooker hood, fridge and freezer, along with plumbing for both a washing machine and a dishwasher. The generously sized double bedroom is fitted with an extensive range of wardrobes and has the benefit of an en-suite bathroom.







SECOND FLOOR

Approximate Area = 582 sq ft / 54 sq m

For identification only - Not to scale



Location – Shippam Street can be found within yards of the pedestrianized city centre and occupies a wonderful position close to the old city walls. The city of Chichester provides a comprehensive selection of shops, with many of the major multiple retailers being represented, as well as high quality independent traders and a number of public houses, wine bars and bistros. The internationally acclaimed Festival Theatre, Priory Park with its historic cricket ground and Pallant House gallery are just a few examples of the nearby facilities of this thriving city. The mainline station provides a regular service to London Victoria. 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. There are superb sailing facilities around Chichester Harbour and water sports from the beaches at West Wittering. The area is a paradise for wildlife enthusiasts, with beautiful walks and cycle tracks over the South Downs and around the harbour. Additional features include a concierge service available Monday to Friday, providing added convenience and security in this exclusive city centre development.

Leasehold – 155 years from March 2008

Maintenance charge – £3,517.92 for year ending April 2026

Ground Rent – £412.16. Agents note* Option to reduce ground rent to £250 for the duration of the remaining term of the lease

Chichester District Council – 25/26 Tax Band C £2077.38
EPC–B

Directions – From our office turn right into East Street and then turn left into East Walls. Pass Shippam Street on the left and the communal entrance is at the end of East Walls on the left. what3words – intervals.stone.buddy

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.

