



Flat 7 Paulus Court, Somerstown, Chichester ,PO19 6AJ

Guide Price £260,000 – Leasehold

Flat 7 Paulus Court, Somerstown

A bright and spacious south facing apartment with garage.

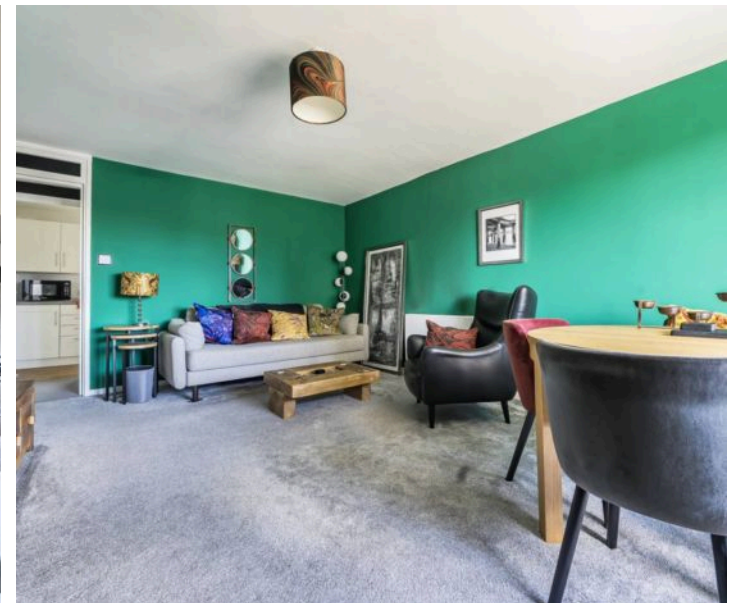
- Second floor apartment
- Close to the Festival Theatre & city centre
- Modern Shaker style kitchen
- Two bedrooms
- Shower room
- Garage in courtyard
- Residents' permit parking available
- No onward chain

This bright and spacious purpose-built two-bedroom second-floor apartment is just half a mile from the city centre and enjoys a south-facing aspect from the sitting room and both bedrooms.

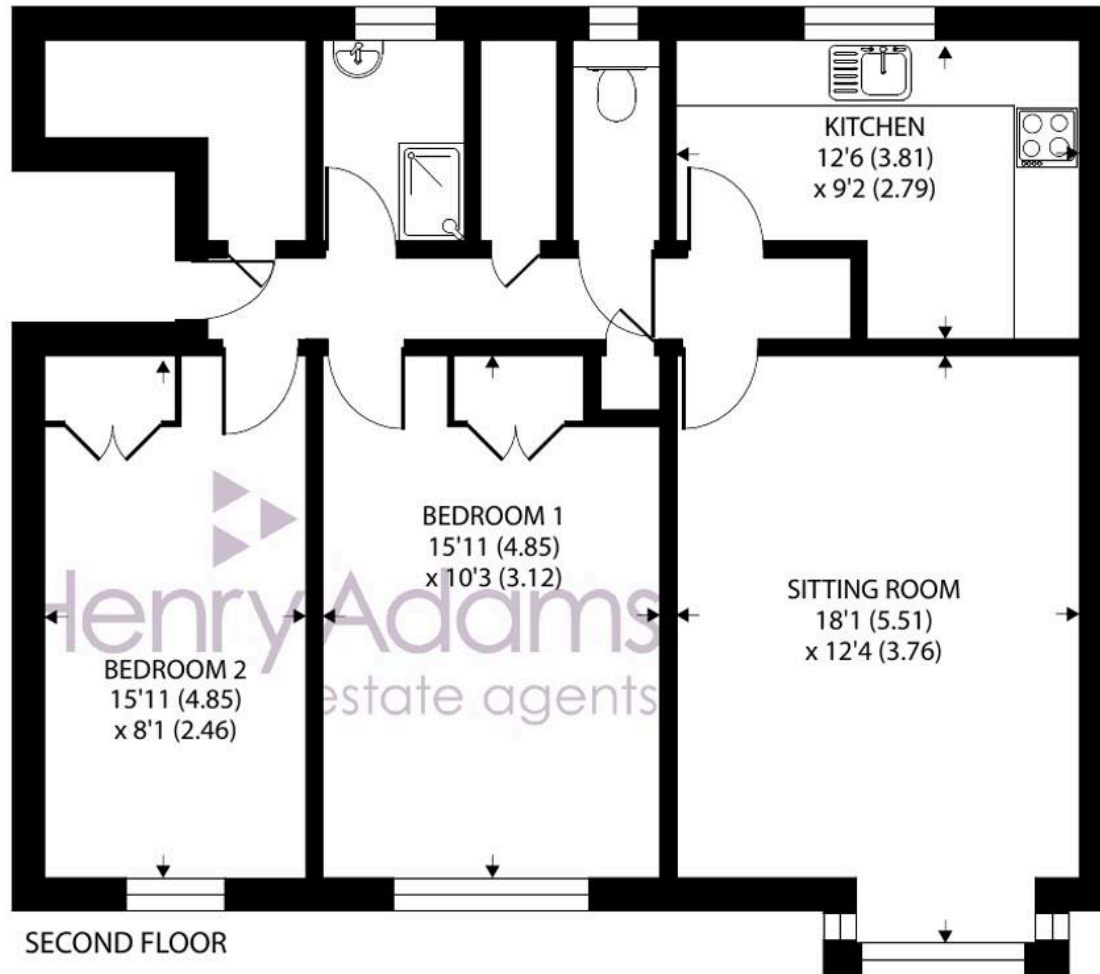
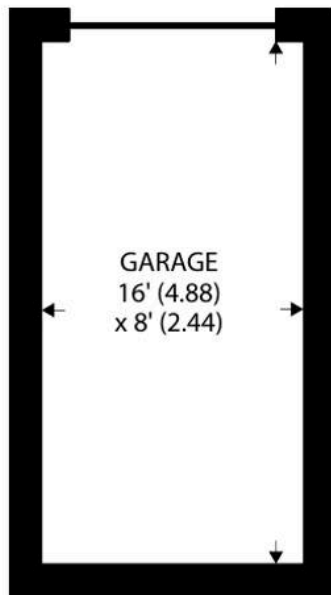
Tastefully modernised by the current owner and offered with no onward chain, the property features a welcoming entrance hall, a generous sitting room with a large bay window, a classic shaker-style kitchen, a stylish shower room and two well-proportioned bedrooms.

Recent updates include modern wall-mounted electric heating units and the building benefits from a security entry phone system and well-kept communal areas with stairs to all floors.

Externally, the apartment comes with a single garage in a private rear courtyard, while residents' permit on-street parking is also available. This is an ideal home for those seeking a light-filled, conveniently located city apartment in excellent decorative order.







Approximate Area = 790 sq ft / 73.4 sq m
Garage = 128 sq ft / 11.9 sq m
Total = 918 sq ft / 85.3 sq m

For identification only - Not to scale



Lease: 125 years from 2012. **Service charge:** £ 2,532 per annum. **Ground rent:** Peppercorn. Residents are shareholders in the management company.

Agents' Note: Somerstown is currently undergoing a four-year programme to replace the flat roofs of each apartment block. The total cost of the works is £12,000 per apartment, payable in annual instalments of £3,000. The vendor has already paid the first instalment in January 2025.

Chichester District Council – 25/26 Tax Band C £2,077.38
EPC–E

Location – The property is conveniently situated for Oaklands Park and the Festival Theatre and a short walk from the city centre. There is excellent high street shopping, many fashionable restaurants, cafes and bars and a mainline station to London Victoria. Goodwood to the north 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.

Directions – From the Northgate circulatory system take the exit signposted Midhurst (A286). Continue for approximately one hundred meters and take the first turning on the left into Somerstown (opposite the Festival Theatre). At the 't' junction turn right and follow the road to the end where the apartment block is on the right.

what3words –fever.stump.singer

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

henrvadams.co.uk

