



56 Shippam Street, Chichester, PO19 1AG

Guide Price **£245,000**

56 Shippam Street, Chichester

A city centre apartment with vacant possession.

- First floor apartment
- City centre location
- West aspect balcony
- Double bedroom
- En-suite bathroom
- Cloakroom
- New carpets
- Lift to all floors
- Secure, allocated parking
- Vacant possession

A west-facing first-floor apartment, ideally located within the exclusive Roman Quarter development, nestled inside Chichester's historic city walls.

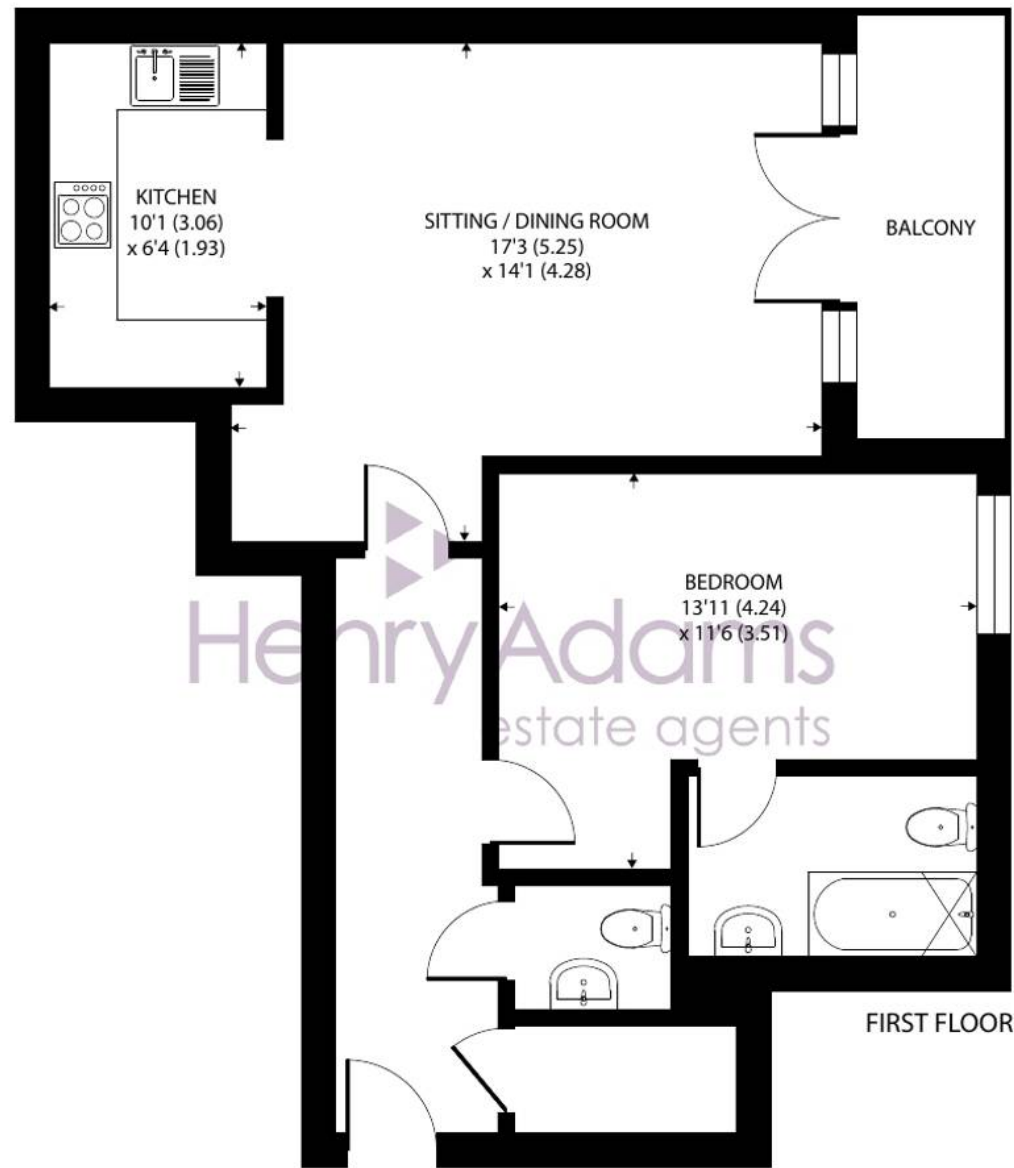
The modern kitchen is fitted with integrated appliances, while French doors from the sitting/dining room lead to a west facing balcony. The double bedroom benefits from an en suite bathroom/WC and there is also an additional WC off the hallway.

This exceptional home combines modern luxury with the convenience of city living. It also includes a secure, gated allocated underground parking space and residents enjoy the unique benefit of an on-site concierge service, exclusive to the Roman Quarter development.

The property is offered with the advantage of new carpets and vacant possession







FIRST FLOOR

Approximate Area = 598 sq ft / 55.5 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.

Directions – From our office turn right into East Street and then turn left into East Walls. Take the first turning on the left into Shippam Street and as you bear round to the right the apartment block is on your left. What3words – claims.count.crash

Lease: 137 years remaining

Service Charge: ££3,477.90 pa

Ground Rent: £412.16 pa

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

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

