



Flat 3, Shippam House East Walls, Chichester - PO19 1PW

Guide Price £360,000 Leasehold



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Flat 3, Shippam House

East Walls, Chichester

A light and spacious 2-bedroom, penthouse apartment with superb views over the city towards the Cathedral spire.

- Penthouse apartment with private south-facing terrace
- Beautiful views over the city to Chichester Cathedral
- Bright sitting/dining room with terrace access
- Two double bedrooms
- Modern shower room
- Attractive central communal rooftop garden
- Superb central location within the historic East Walls
- Lift access and underground secure car parking







Description:

Situated within minutes of the city centre, this well-presented two-bedroom penthouse apartment offers generous accommodation, excellent natural light, and far-reaching views across Chichester's historic rooftops.

A standout feature of the property is the private south-facing terrace accessed directly from the sitting/dining room providing an excellent setting for al fresco dining. In addition, residents benefit from a communal rooftop garden, attractively arranged with raised planting and seating areas, an inviting, space shared by the top-floor apartments.

Inside, the accommodation extends to approximately 770 sq. ft. The spacious sitting/dining room is bright and welcoming, with French doors opening to the terrace whilst the kitchen/breakfast room is well appointed and has ample space for appliances and informal dining.

There are two comfortable double bedrooms. Bedroom 1 overlooks the terrace and Cathedral beyond whilst bedroom 2 has two fitted wardrobes. There is a contemporary, fully tiled shower room featuring a large walk-in enclosure.

Additional benefits include lift access and secure underground parking for one vehicle.



Location:

Shippam House is conveniently located just off East Street, one of the main shopping streets in Chichester offering excellent high-street brands and many fashionable restaurants, cafes and bars. Priory Park is just a few minutes' walk away offering a large recreational area with bowls lawn, play areas, the popular Fenwicks Café and is the home of Chichester Priory Park Cricket Team. The city benefits from a leisure centre with swimming pool, sports clubs, cinema complex, and is home to the Pallant House Gallery and the renowned Festival Theatre.

Located just to the north of the city centre is the Goodwood Estate, which is famous for its many sporting event days including the much-celebrated Festival of Speed and Goodwood Revival for motor racing enthusiasts, and a season of horseracing including the Glorious Goodwood Festival.

The South Downs National Park is within easy reach being about 2.5 miles to the north, and Chichester Harbour, along with Chichester Marina and Birdham Pool, are located just to the south-west; the harbour being home to several popular sailing clubs. Also, to the south-west, about 9 miles, is the sandy beach at West Wittering and the National Trust's East Head sand dune spit at the stunning entrance to Chichester Harbour.

INFORMATION: Services: All main | **Tenure:** Leasehold – 125-year lease from 2007 (107 years remaining) | **Service Charge:** £165 per month which includes the ground rent | **Council Tax Band:** Band D | **EPC Band:** Band C

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Approximate Gross Internal Area = 71.5 sq m / 770 sq ft



Produced for Stride & Sons Estate Agent.



First Floor

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