

**Flat 4 Nelson Court, Chichester, PO19 7HL**



### Book a Viewing

Call: 01243 861344  
 Email: [Sales@ClarkesEstates.co.uk](mailto:Sales@ClarkesEstates.co.uk)  
 27 Sudley Road, Bognor Regis, PO21 1EW

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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 1: These particulars do not constitute part or all of an offer or contract. You should not rely on statements by Clarkes in the particulars as being factually accurate. Clarkes do not have authority to make representations about the property. 2: The measurements shown are approximate only. Potential buyers are advised to recheck the measurements before committing to travel or any expense. 3: Clarkes have not tested any apparatus, equipment, fixtures, fittings or services and buyers should check the working condition of any appliances. 4: Clarkes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Any reference to alterations or use of any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained.

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**01243 861344**



- Ground floor apartment
- One double bedroom
- Modern shower room
- Allocated parking
- Within a gated community
- Close to City centre

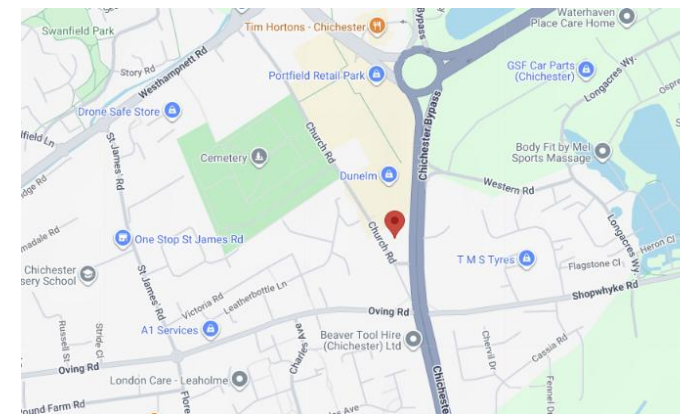


## Accommodation

- Hall** - 1.32m x 2.24m (4'3" x 7'4")
- Living Room** - 4.22m x 4.55m (13'10" x 14'11")
- Bedroom** - 3.29m x 4.2m (10'9" x 13'9")
- Kitchen** - 4.49m x 2.34m (14'8" x 7'8")
- Shower Room** - 2.76m x 1.09m (9'0" x 3'6")

## Lease Information

The seller informs us that there are 106 years left on the lease. The current ground rent is £637.34 pa and maintenance charge (to include Buildings Insurance) is £1,913.11 pa. We have not sighted documents to evidence this and advise that should you proceed to purchase this property this should be checked by your conveyancer.



## What the agent says... “,, Material Information:

Tucked away within an exclusive gated development in the heart of Chichester, this well-presented ground floor one-bedroom apartment offers privacy, convenience, and easy access to the city's vibrant amenities.

Benefitting from its own private entrance, the accommodation is well-proportioned throughout. A central hallway leads to a spacious living room, providing an excellent space for relaxation and entertaining, while the kitchen/breakfast room offers ample space for dining and everyday living. The property also features a generous double bedroom and a shower room.

Externally, residents enjoy the benefits of both allocated residents' parking and additional visitor parking along with access to the communal garden with its pond. There is also a small external unit/bike shed for useful additional storage. The gated setting provides a sense of exclusivity and is an ideal home for first-time buyers, downsizers, investors, or those seeking a convenient city base.

The apartment is perfectly positioned within easy reach of Chichester's historic city centre, with its excellent selection of restaurants, cafés, boutique shops, and cultural attractions, including the renowned Festival Theatre. Chichester's mainline railway station is also nearby, offering convenient links to London and the South Coast.

Council Tax: Arun District Council Band B  
 Property Type: Ground floor flat  
 Property Construction: Standard  
 Electricity Supply: Mains  
 Water Supply: Mains  
 Sewerage: Mains  
 Heating: Gas Central Heating  
 Broadband: ADSL  
 Parking: Allocated  
 Restrictions: None

On 09/06/2026 information from the Ofcom Website shows:

Broadband	Availability	Max Down	Max Up	
Standard	✓	14 mbps	1 mbps	
Superfast	✓	80 mbps	20 mbps	
Ultrafast	✓	5500 mbps	5500 mbps	
Mobile	Indoor		Outdoor	
	Voice	Data	Voice	Data
EE	Good	Good	Good	Good
Three	Variable	Variable	Good	Good
O2	Variable	Variable	Good	Good
Vodafone	Limited	Limited	Good	Good

Anti Money Laundering checks at **£54 Per Purchaser** will be required before a sale can be Livened. Please see the property on the Clarkes Website for further details.

