



11 Shippam Street, Chichester, PO19 1AG

Guide Price **£295,000**

11 Shippam Street, Chichester

- Prestigious Roman Quarter
- Within historic City Walls
- Prime city centre
- Spacious sitting room
- Modern fitted kitchen
- Two double bedrooms
- En-suite shower room
- Concierge
- Allocated parking
- Vacant possession

Set within the prestigious Roman Quarter development, this first floor apartment enjoys an enviable position within the historic City Walls, just moments from the city centre and its excellent range of amenities.

The property offers a spacious sitting room, a contemporary fitted kitchen and two well-proportioned bedrooms, complemented by an en-suite shower room and a separate bathroom. Further benefits include a private balcony, allocated underground parking, additional metal lockers in basement for storage and the convenience of an onsite concierge service.

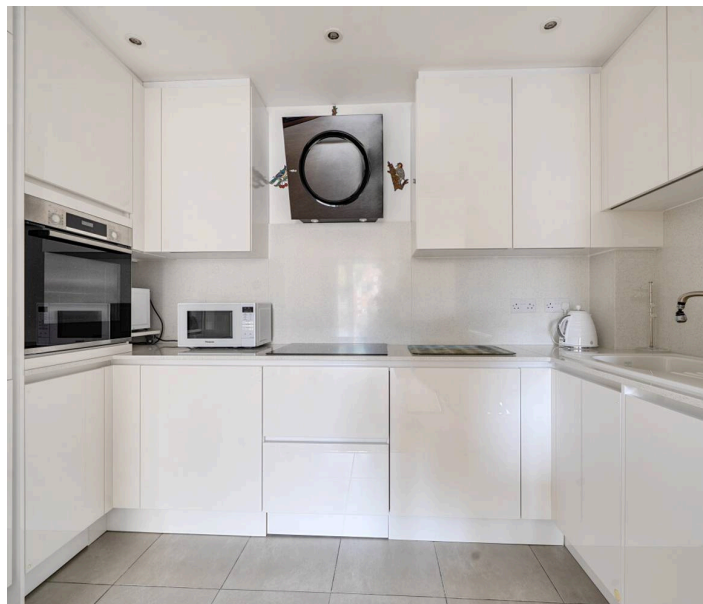
Offered with vacant possession, this superb home combines comfort, style and an exceptional location, making early viewing highly recommended.

Lease: 155 year lease granted 01/03/2008

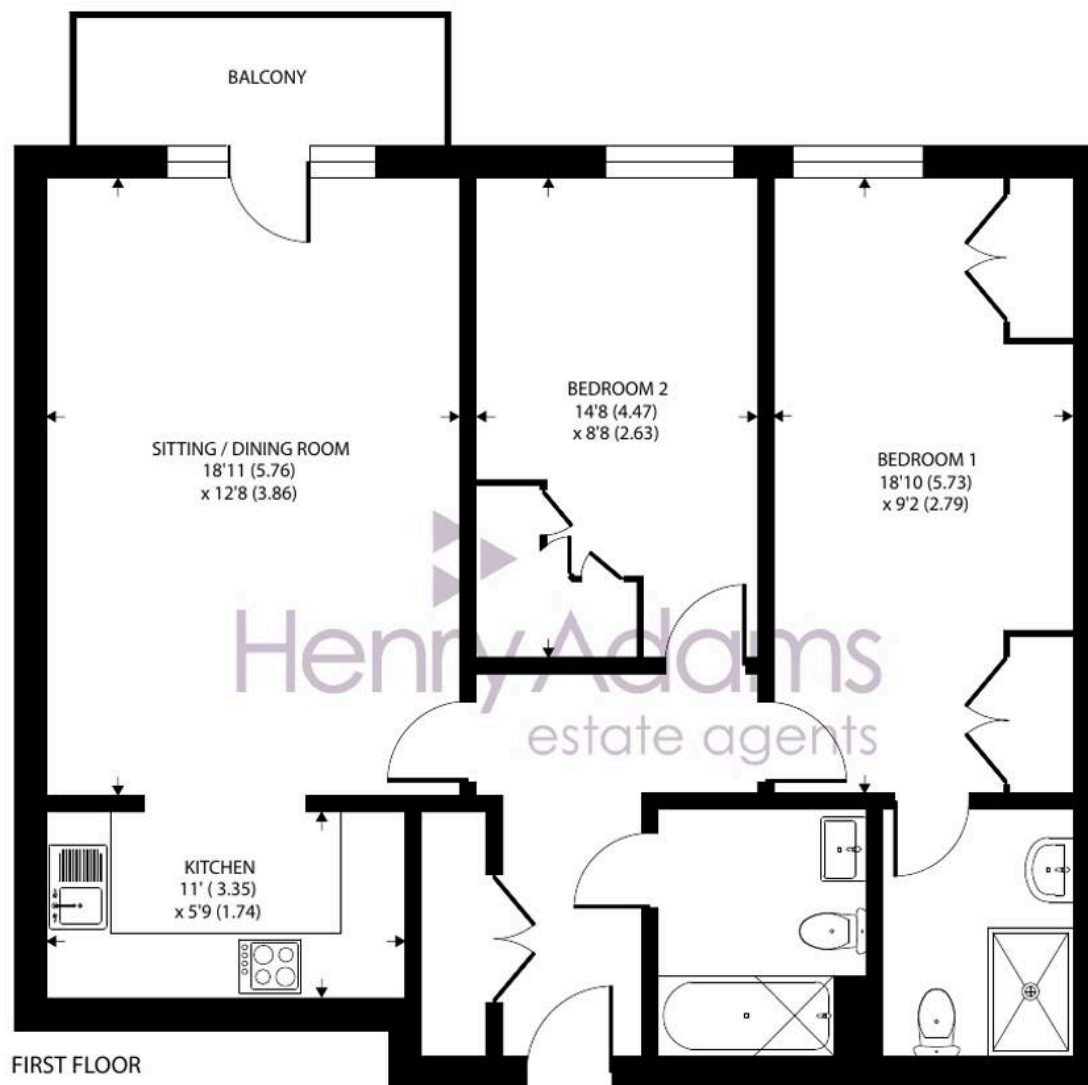
Annual Service Charge (reviewed annually)2025/26:
£3,924.86 pa (including Building Insurance and Water Rates)

Ground Rent 2025/26: £498.03 pa Reviewed in line with RPI every 15yrs

Chichester District Council - 26/27 Tax Band D £2,492.15
EPC-B







Approximate Area = 824 sq ft / 76.5 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 the apartment block is on your left. What3words – thus.united.lift

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

