



Flat 19 Rose Court, St. Cyriacs, Chichester, PO19 1AW

Guide Price £99,750

# Flat 19 Rose Court, Chichester

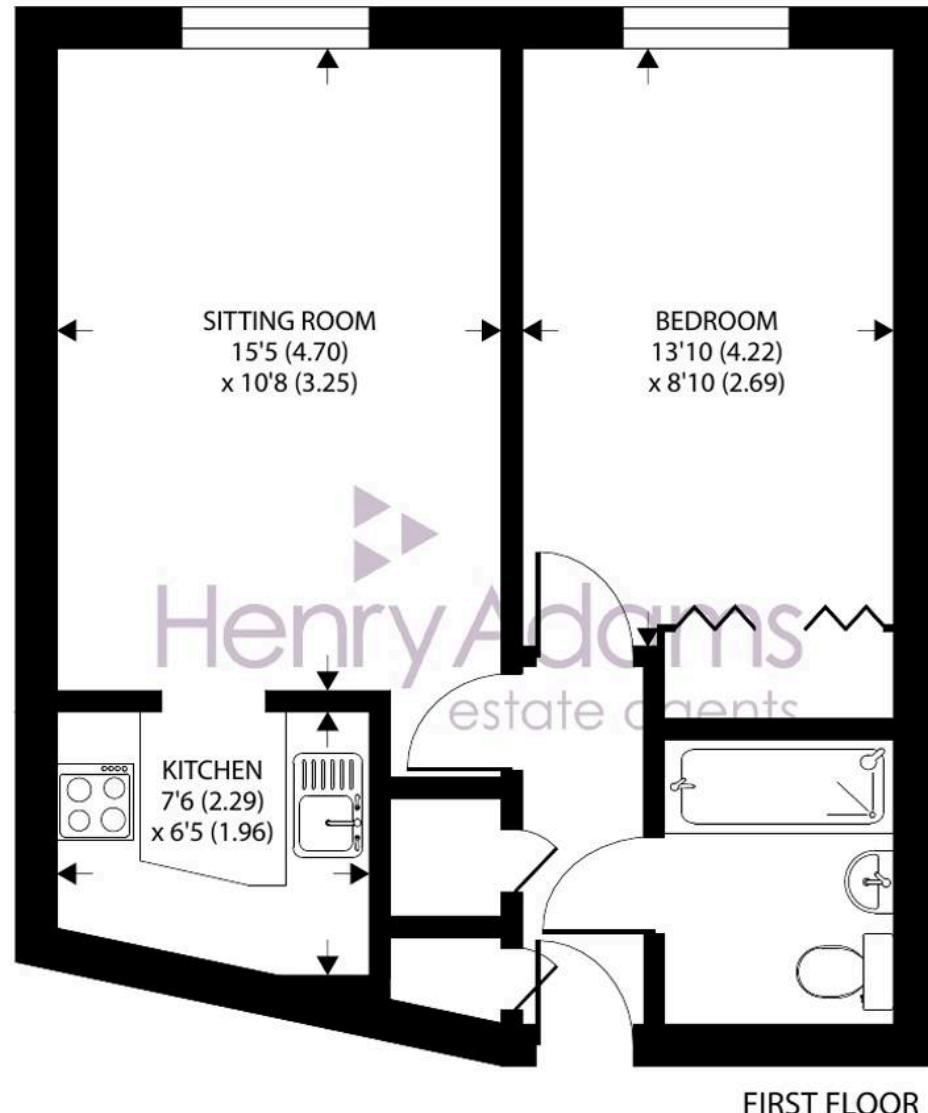
A bright south-facing flat in a central location.

- First floor age restricted flat
- One double bedroom
- Modern kitchen
- South facing sitting room
- Modern bathroom/WC
- Extended lease with 97 years remaining
- Southerly aspect with outlook over attractive communal gardens
- House manager
- Communal lounge and laundry
- Vacant possession

This first-floor, age-restricted flat offers a well-appointed living space, featuring a spacious south-facing double bedroom, a modern kitchen and a bathroom/WC. The south-facing sitting room provides a bright and airy aspect with a pleasant outlook over the attractive communal gardens.

The property benefits from an extended lease, with 97 years remaining, and is managed by a house manager to ensure a well-maintained environment. There is also out of hours 'Careline' so twenty-four hours emergency assistance is available and all rooms have emergency pull cords. On the ground floor there is a residents' lounge and kitchen, and a lift to all floors. On the first floor there is a large landing/drawing room which provides a pleasant area to relax in. On the same floor there is a communal laundry. Parking is available on a first come first served basis, in a car barn at the rear of the building.





## Flat 19, Rose Court, St. Cyriacs, Chichester

Approximate Area = 457 sq ft / 42.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,  
Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025.  
Produced for Henry Adams. REF: 1267532

Situated in a central city location, this flat is ideally positioned for easy access to Chichester's wide range of amenities. With vacant possession available, this property presents an excellent opportunity for a comfortable and convenient lifestyle.

Leasehold - Approximately 97 years remaining

Ground rent - The ground rent is £37.50 per quarter payable in advance.

Service charge - currently £417 per month

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

**Location** - Located in a central position within the city walls and within easy access of the pedestrian shopping precinct. The cathedral city of Chichester offers excellent high street shopping, many fashionable restaurants, cafes and bars, the Festival Theatre and a mainline station to London Victoria. Close by there is the library and regular bus service (outside the cathedral) to Tesco and Sainsburys. Goodwood is located to the north and 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.

**Directions** - Proceed on foot from the city centre cross into West Street with the cathedral on the left, turn right into Chapel Street. Follow the road north and Rose Court will be seen on the right hand side. There is a pay and display car park adjacent or covered visitors parking at the rear of the building. what3words - shout.lions.blows

**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](http://henryadams.co.uk)

