

ROMAN QUARTER

27 Shippam Street, Chichester, West Sussex PO19 1AG

Michael Cornish
PROPERTY SALES & ACQUISITIONS





ROMAN QUARTER

27 Shippam Street, Chichester

A superb spacious top third floor balcony apartment comprising two double bedrooms, bathroom, sitting/dining room/kitchen and reception hall, situated in an exclusive luxury development, with secure gated underground parking, a Lift and and on site Concierge service, prime location within the ancient Roman walls in a highly desirable residential area of the city centre.

PROPERTY FEATURES

Two Double Bedrooms with range of wardrobes
Bathroom, Kitchen and integrated appliances,
open plan to Sitting/Dining room, door to Balcony
Reception Hall, Entry-phone
Storage Cupboard and Boiler Cupboard
Gas fired central heating boiler
Double glazing
Communal Lift and Stairs

UNDERGROUND PARKING

Secure remote control gated access
Allocated parking bay 27 for a vehicle

OUTSIDE

Delightful superbly kept communal
gardens and remarkable sculpture

LEASEHOLD

155 years from 2008
Service Charge (reviewed annually)
29 Sep 2026 - 24 March 2027: £1,962.43 x 2 annually
(including: Building Insurance and Water Rates)

Ground Rent: 1 December 2026 to 30 November 2027:
Annual Charge: £463.68
Reviewed in line with RPI every 15yrs as per lease

THE PROPERTY

Roman Quarter is a stunning and superb luxury development of apartments, situated in a highly sought after prime residential area, within the ancient Roman walls of the city centre a short walk to shops including Marks & Spencer, various restaurants including, Brasserie Blanc and The Ivy and numerous parks including nearby Priory Park Cricket club hosting its first match in 1852, and there is a cafe and lovely grounds.

This spacious top third floor balcony apartment is accessed from an impressive communal entrance hall, with a modern lift and staircase leading to all floors and to the secure gated underground parking area. This spacious apartment is well presented with accommodation comprising: an impressive entrance hall with an entry phone system and two storage cupboards. There are two double bedrooms with built-in wardrobes. The main bedroom has an en-suite dual access bathroom comprising: wash hand basin, heated towel radiator, bath with shower above and wc. The sitting/dining room has full height windows either side french doors opening out on to a delightful balcony. There is an open plan kitchen with a good range of wall and base units, worktops and appliances including: an electric oven and gas hob, extractor hood, a dishwasher, washing/dryer machine and a built in full height fridge/freezer.

Two Double Bedrooms, Sitting Room and Balcony
Prime city centre location









Two Double Bedrooms
Balcony Apartment

There are two double bedrooms with built-in wardrobes. The main bedroom has an en-suite dual access bathroom comprising: wash hand basin, wc, heated towel radiator and bath.





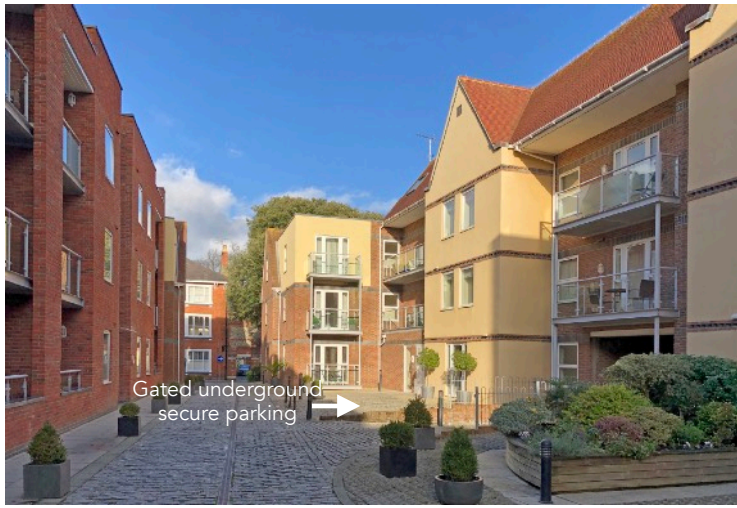












ROMAN QUARTER GARDENS, UNDERGROUND GATED GARAGING & CONCIERGE SERVICE

This exclusive development was built during 2008 and since then the communal gardens and grounds have been beautifully kept and maintained, creating a particularly welcoming homely atmosphere for all the residents to enjoy throughout the year. The apartment is accessed from a communal entrance hall in Quarto 1 of the development and there is a secure electrically operated (remote controlled) gated underground parking area for one vehicle (parking bay 5) in addition to which, there is bicycle rack storage facility available on a first come first served basis. The **Concierge Service** is "Outstanding" and included in the service charge, and subject to bank holiday opening times, the on-site office is open 9am-5pm Monday to Friday times may vary. There is an outstanding on-site Concierge team that provides an excellent professional service for the residents. Managing Agents arrange for the communal halls, stairs, and lifts to be cleaned weekly and the underground car parking areas and window exteriors are cleaned on a regular basis.

CHICHESTER

Chichester city was founded by the Romans during the first century AD and the surrounding areas are steeped in history, with a number of archaeological remains from the Roman Conquest including the tall defence walls, which provide a walk through the city. Much of the city shopping centre is accessed through level pedestrianised areas leading to the well preserved and beautiful ancient Chichester Cathedral founded during 1075. The elaborate octagonal Market Cross stands today at the centre of Chichester and is understood to date from 1501. Many of the buildings in the city date from the Georgian and Victorian eras. The City has a number of beautifully kept parks and 'The Ship Canal' from the city Basin is navigable for about 2 miles by canoe and rowing boats to Donnington, beyond which there are a further 2 miles of walks along the canal leading to Birdham and Chichester Marinas. In the city there is a Nuffield Hospital (private patients) and NHS St Richard's Hospital. Further amenities include: public and private sports centres with indoor swimming pools/gyms, cinemas, bowling, tennis/squash club and Chichester rugby football club. Other attractions include: the award winning Pallant House Gallery and internationally renowned Chichester Festival Theatre. Other places of interest include the Oxmarket Centre of Arts and Pallant House Gallery. There are a number of schools locally and accessible from Chichester including: University of Chichester, Portsmouth Grammar, Bishop Luffa, The Prebendal School, Oakwood, Slindon College, Great Ballard, Dorset House School, Seaford College and Westbourne House.



Chichester harbour and The South Downs

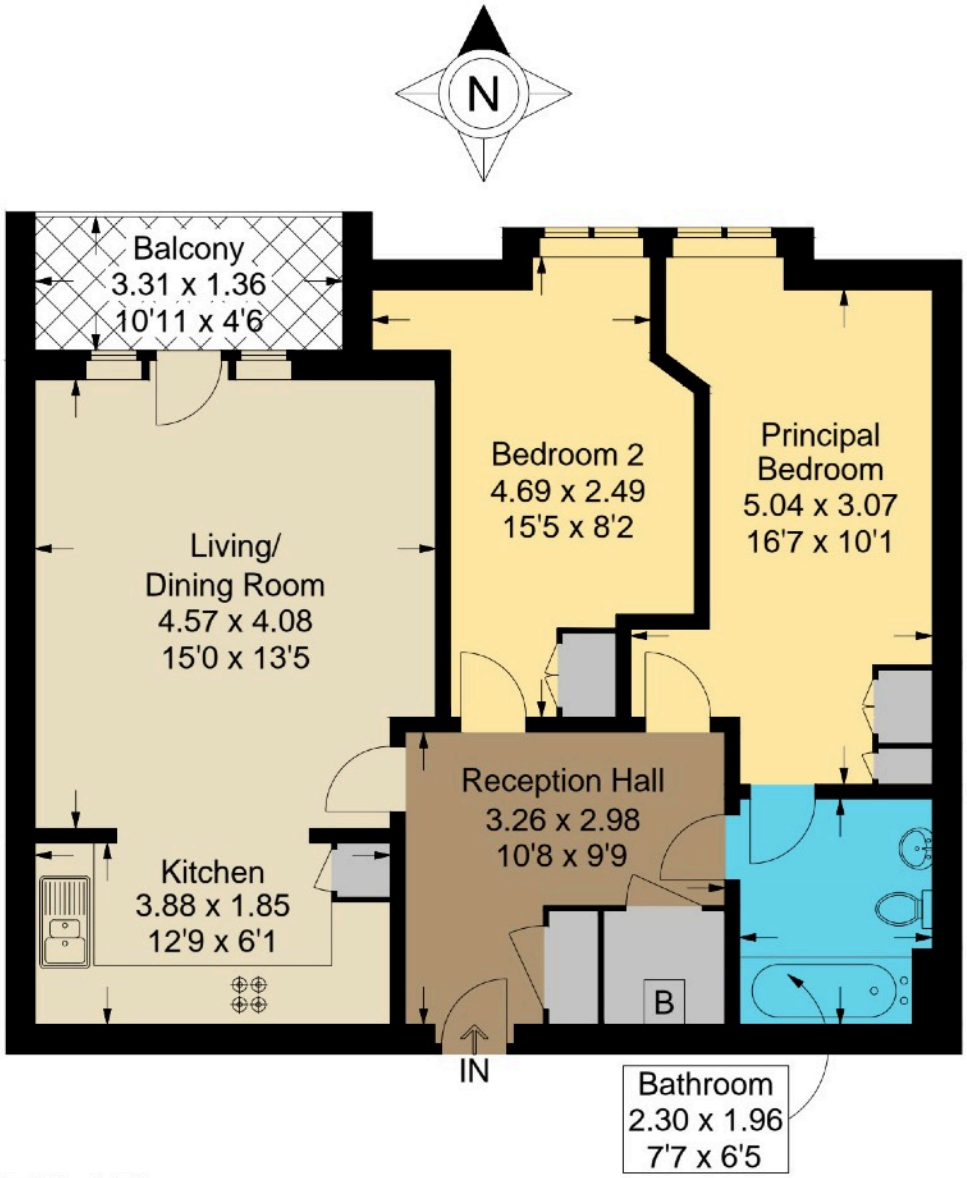
COASTAL ATTRACTIONS & LOCAL AMENITIES

Roman Quarter is exceptionally well located within the Roman Walls which provide an interesting walk around much of the City and the apartments are located within a short level walk of shopping centre, including Marks and Spencer Food store and wide variety of Restaurants including The Ivy. Chichester is well renowned for its exceptional sailing facilities and country pursuits. Among the many attractions in the area are the Goodwood Festival of Speed and Goodwood Revival annual international motoring events and regular Horse Racing events at Goodwood and Fontwell, and Polo at Cowdray Park. There are excellent golf clubs at Goodwood and Hunston and flying at Goodwood Aerodrome. Much of the surrounding countryside has been designated Areas of Outstanding Natural Beauty and The South Downs National Park provides miles of footpaths and bridleways. There are pebble/sandy beaches at East Wittering and Bracklesham Bay and at West Wittering there are miles of sandy beach which has been awarded the 'Blue Flag' international status for excellence. There are beaches at Selsey and the RSPB nature reserve at Pagham Harbour. Chichester has about 17 miles of harbour channels leading out to The Solent, about 3,750 moorings and there are about 12,000 registered vessels, and about 2,000 berths with 6 marinas including; Chichester Marina, Birdham Pool Marina, Emsworth Yacht Harbour (Marina), Thornham Marina, Sparkes Marina and Northney Marina at Hayling Island and there are 14 Sailing Clubs locally. Further attractions include: Tangmere Military Aviation Museum, Weald & Downland Living Museum at Singleton, West Dean College and Gardens, Amberley Museum & Heritage Centre, Arundel Wetland Centre Wildfowl nature reserve, Fishbourne Roman Palace, Stansted Park House & Grounds, Petworth House and Goodwood House.

COMMUNICATION TRAVEL LINKS Chichester mainline rail station links to London/Waterloo via Havant (95mins). The A3 (M) motorway is about 18 miles to the West, connecting to the M25 Junction 10 and to central London/Westminster (76miles) and airports at Heathrow (72miles) or alternatively Gatwick via A27/A24 (48miles). Southampton International airport (38miles) and Portsmouth (20miles), both cities have ferry services to the Isle of Wight, The Channel Isles and Europe. Distances are approximate and times may change.

27 Shippam Street, Roman Quarter, Chichester, PO19 1AG

Approximate Gross Internal Area = 66.5 sq m / 716 sq ft



Third Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.











DIRECTIONS

From the A27 Stockbridge roundabout take the exit north along the A286 Stockbridge Road towards the City centre, continue over the level crossing at Chichester main line rail station and bear right at the traffic lights, continue for about half a mile passing the Market carpark and just after the pedestrian traffic lights turn left into East Street, after short distance turn right into East Walls and after about 150 yards turn left into the cobbled road Shippam Street continue and before the Roman Quarter Concierge office the main entrance to 27 Shippam Street will be found on the left hand side.



SERVICES: Mains gas, electricity and drainage. Water supply usage is included in the annual Service Charge.
Council Tax Band: E 2026/27 £3,045.97 approx. **EPC** Rating**:** C
LOCAL AUTHORITY: Chichester District Council: 01243 785166

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