



68 Shippam Street, Chichester, PO19 1AG

Guide Price £262,000

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A stunning apartment with cathedral spire views.

- Quality second floor apartment
- City centre location
- West aspect
- Double bedroom
- Excellent decorative order
- New carpets
- Lift to all floors
- Allocated secure parking

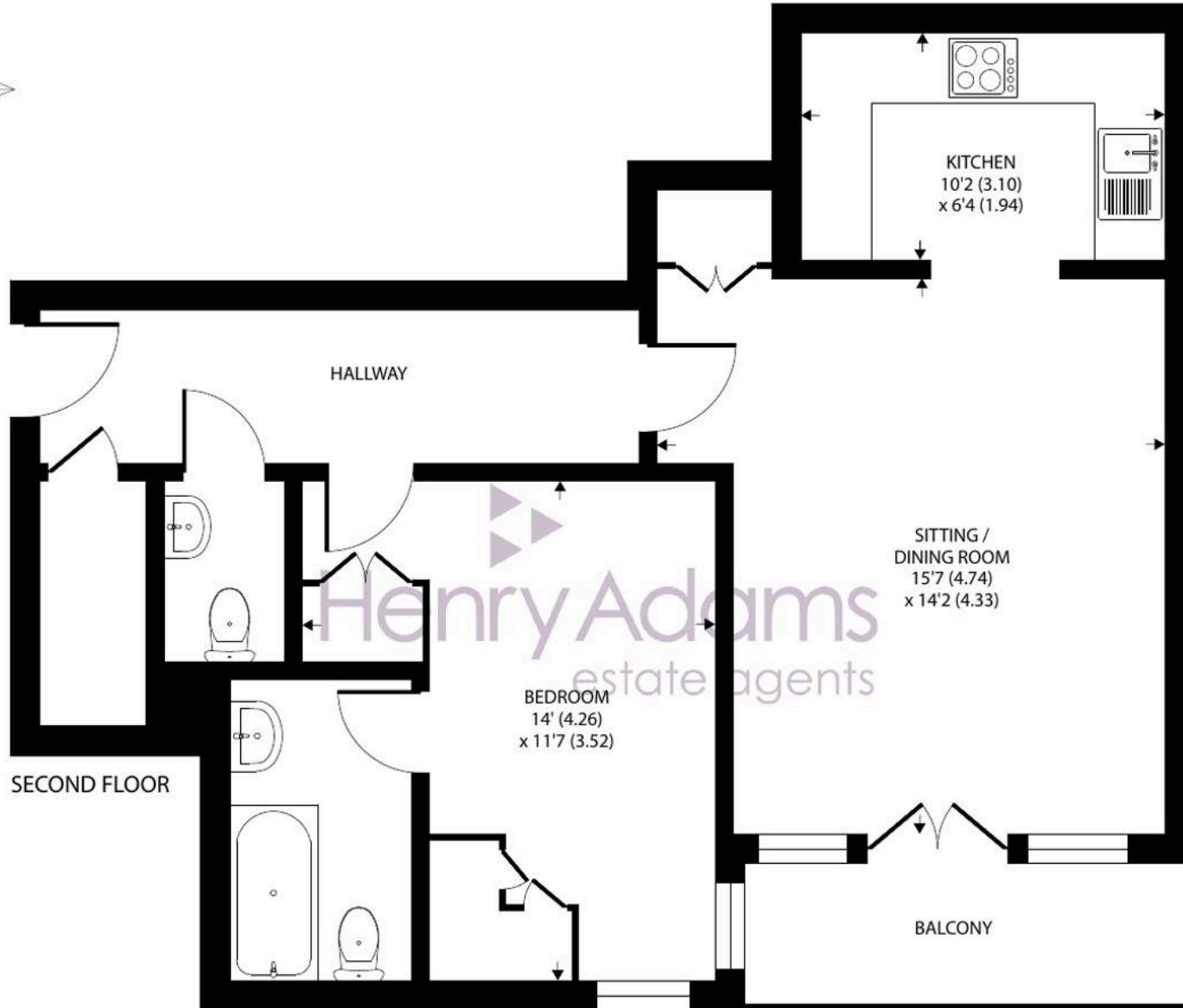
A beautiful west-facing second-floor apartment, perfectly positioned within the exclusive Roman Quarter development inside Chichester's historic city walls.

From both the sitting room and the double bedroom, you can enjoy view over the roof tops to Chichester cathedral spire. The apartment offers a bright and contemporary open-plan layout, designed with comfort, style, and practicality in mind. The modern kitchen comes fully equipped with integrated appliances, while French doors from the sitting room open onto a private balcony. The property also features a welcoming entrance hall, a cloakroom, and a spacious double bedroom with built-in wardrobes and an en-suite bathroom.

This exceptional apartment combines modern luxury with city convenience. It also includes a secure, gated underground parking space, and residents benefit from an on-site concierge service, a unique feature exclusive to the Roman Quarter development.







Approximate Area = 593 sq ft / 55 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.

Lease: 137 years remaining

Service Charge: £3,477.90 pa

Ground Rent: £412.16

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

EPC-B

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 as you bear round to the right the apartment block is on your left. What3words - tribuneOccursSpared

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

