



3 Richmond House, Church Square, Chichester, PO19 7BG

Guide Price £550,000

3 Richmond House, Chichester

A deceptively spacious city centre apartment.

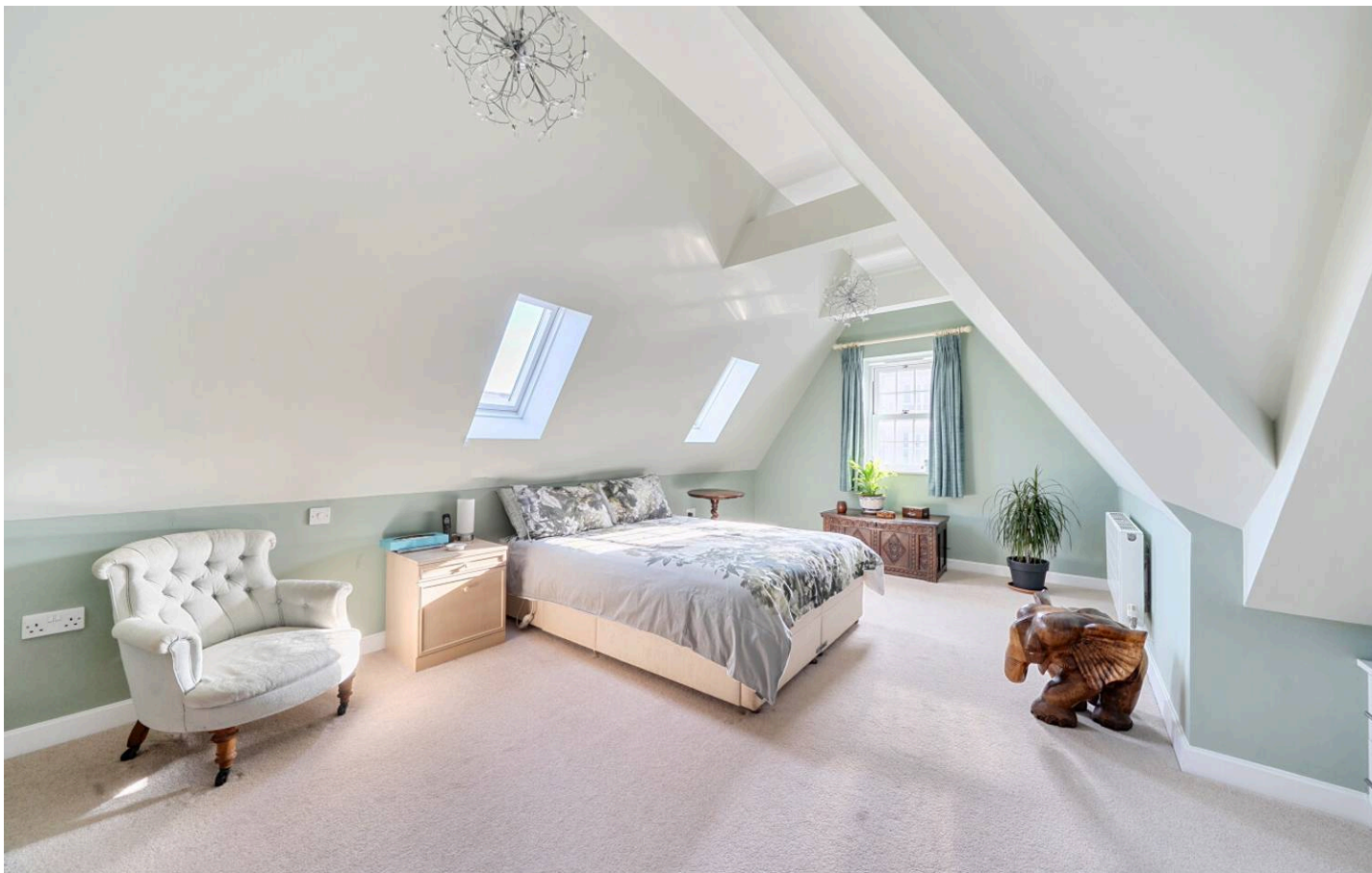
- Private entrance
- Three floors
- Three en-suite bedrooms
- Utility & storage
- Modern kitchen
- Open plan living
- Vaulted ceiling
- West facing balcony

Accessed via a private entrance with entry phone system, this beautifully arranged home spans three floors and offers flexible, well-planned living space throughout in a central city location.

The property features three generous double bedrooms, each with its own en-suite bathroom. On the first floor, you'll find a practical utility room with appliances and a WC, a coats and storage cupboard and a versatile bedroom currently used as a study.

The kitchen is thoughtfully designed with a range of contemporary units and integrated appliances, along with space for a breakfast table. A wide opening connects it seamlessly to the spacious sitting room, creating an ideal setting for both everyday living and entertaining. From here, double doors lead directly onto the balcony, allowing for plenty of natural light.





Upstairs, the second floor comprises the principal bedroom and a further double bedroom, both benefiting from impressive vaulted ceilings that enhance the sense of space. The principal suite also enjoys dual-aspect windows, including one with views over Church Square. Two sizeable storage cupboards are also located on this level.

Externally, the property includes a secure, covered private parking space, as well as the west-facing balcony overlooking Church Square, perfect for enjoying afternoon and evening sun.

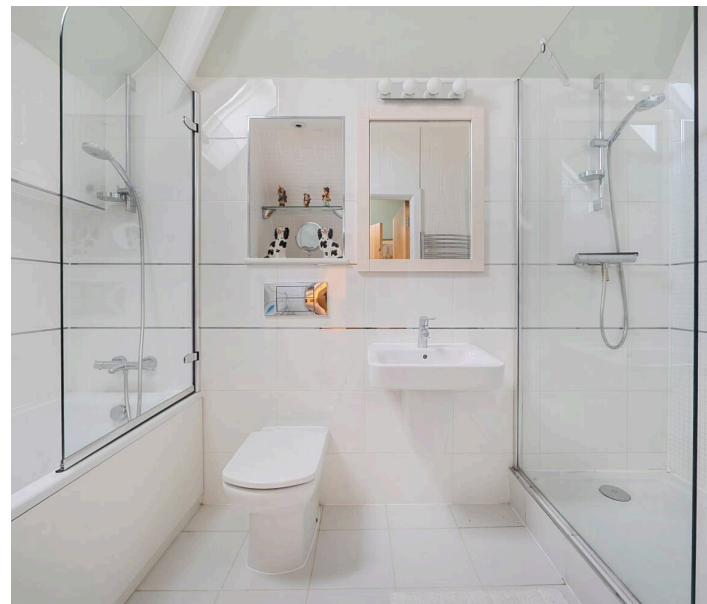
Leasehold: Approximately 109 years remaining.

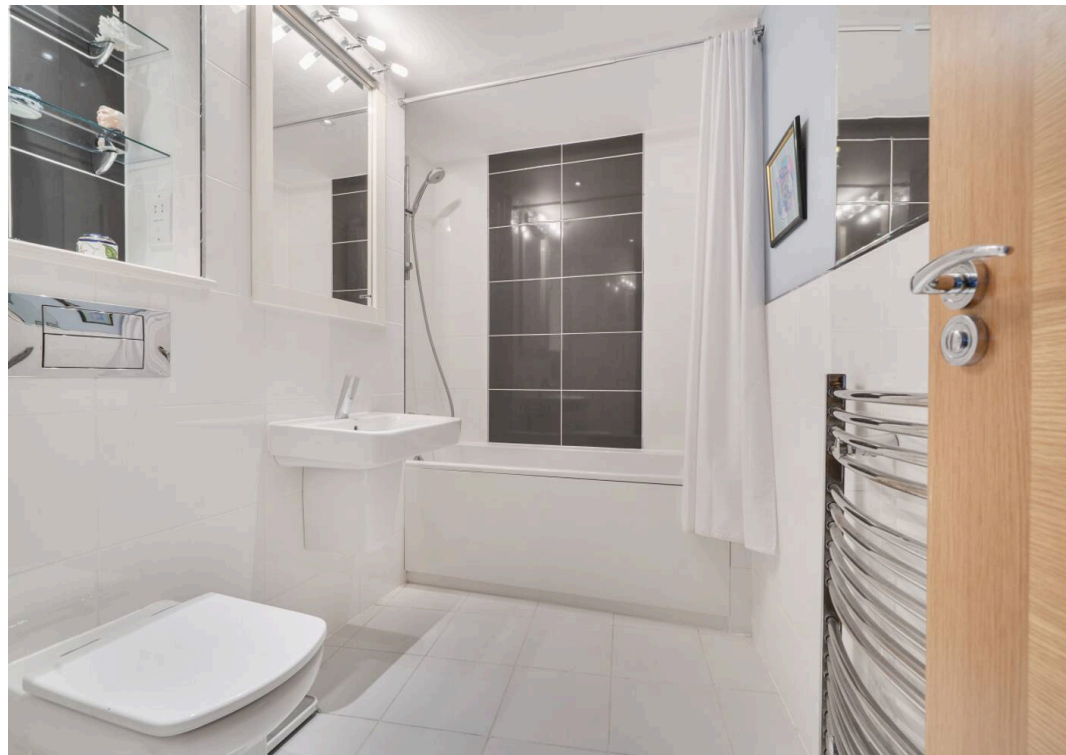
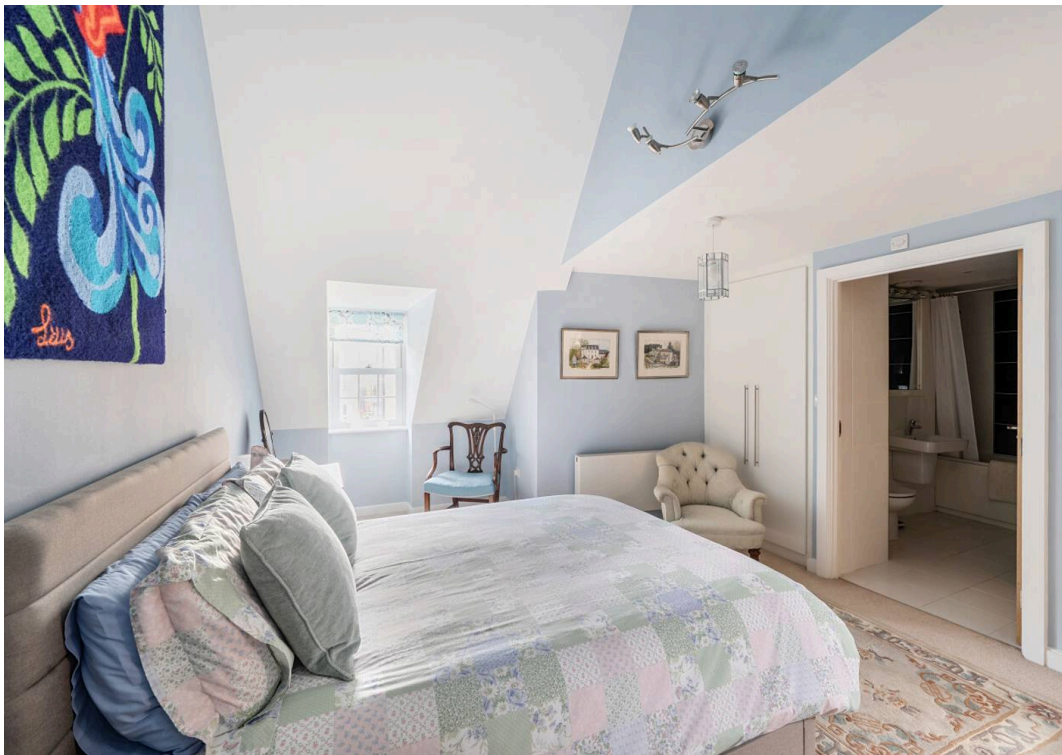
Ground Rent: £250 pa.

Service Charge: Approximately £1,500 pa.

Chichester District Council - 26/27 Tax Band E £3,045.97 EPC-B

Agents Note: There is planning permission (25/02788/FUL) for an extension to St Pancras Church west elevation which is adjacent to the 3 Richmond House.







Denotes restricted head height



Approximate Area = 1791 sq ft / 166.3 sq m
Limited Use Area(s) = 92 sq ft / 8.5 sq m
Total = 1883 sq ft / 174.8 sq m

For identification only - Not to scale



Location - Church Square is within a short walk of East Street 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 excellent sailing facilities around Chichester Harbour and watersports from the beaches at West Wittering. The area is a paradise for wildlife enthusiasts, with beautiful walks and cycle tracks in the South Downs National Park and around the harbour and coast.

Directions - From the end of East Street proceed on foot, into Church Square and proceed under the arch way adjacent to Brasserie Blanc. The entrance to 3 Richmond House is on the right. What3words - tries.curiosity.fumes

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

