



**25a Chapel Street, Chichester, PO19 1BT**

Guide Price **£395,000**

## 25a Chapel Street, Chichester

- City centre duplex apartment
- Chain free
- Sitting room
- Dining room
- Modern kitchen
- Three bedrooms
- Two shower rooms
- Viewing recommended
- Allocated parking space

An exceptional opportunity to acquire this beautifully presented, chain-free duplex apartment ideally positioned within the historic city walls in the heart of the city centre.

Offering spacious and versatile accommodation across two floors, the property features a bright and welcoming sitting room, separate dining room, a stylish modern kitchen, three generously sized bedrooms and two contemporary shower rooms.

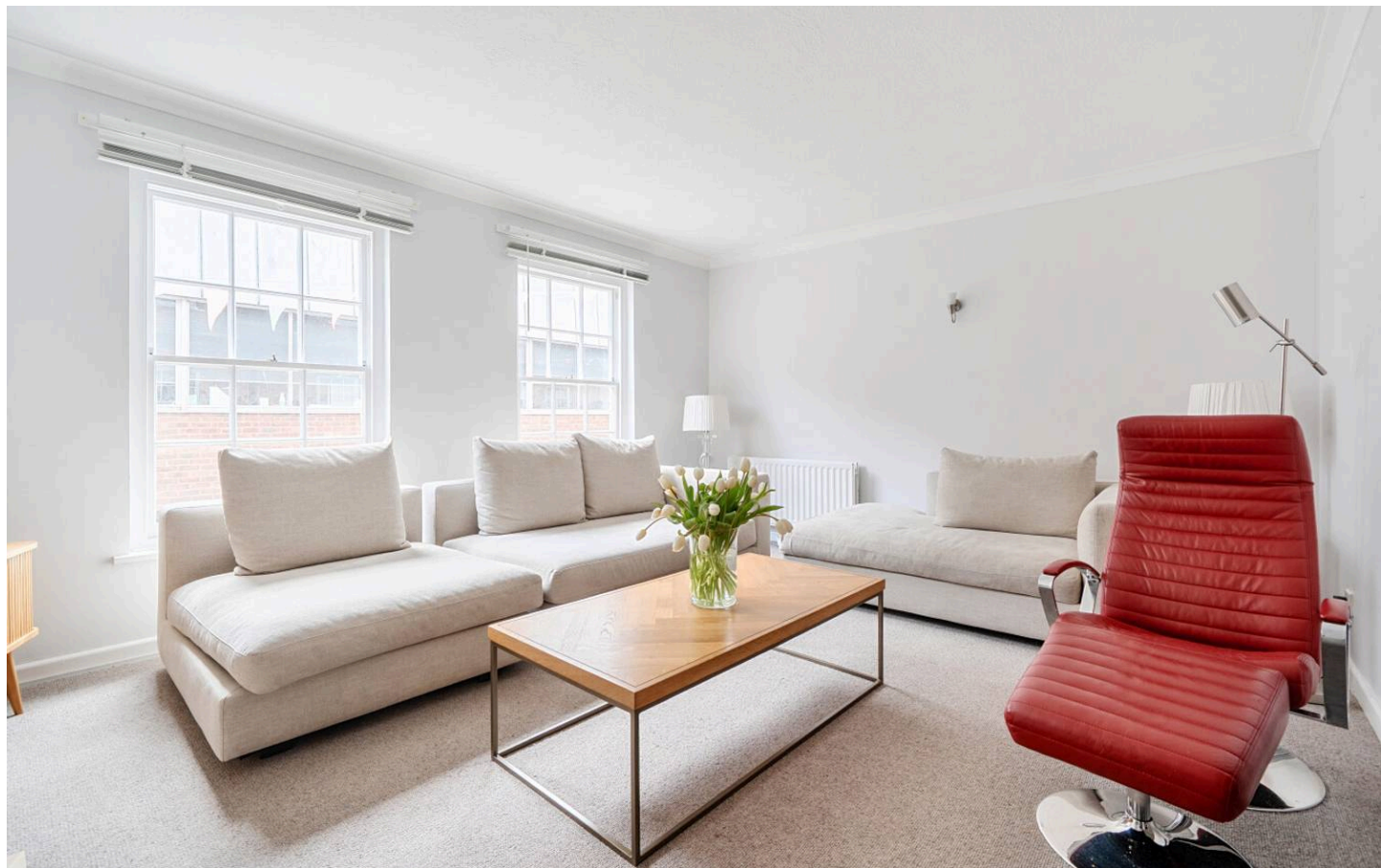
Combining character, convenience and practicality, the apartment further benefits from allocated parking, a rare advantage in such a prime central location. Perfect for professionals, families or investors alike, early viewing is strongly recommended to fully appreciate all this impressive home has to offer.

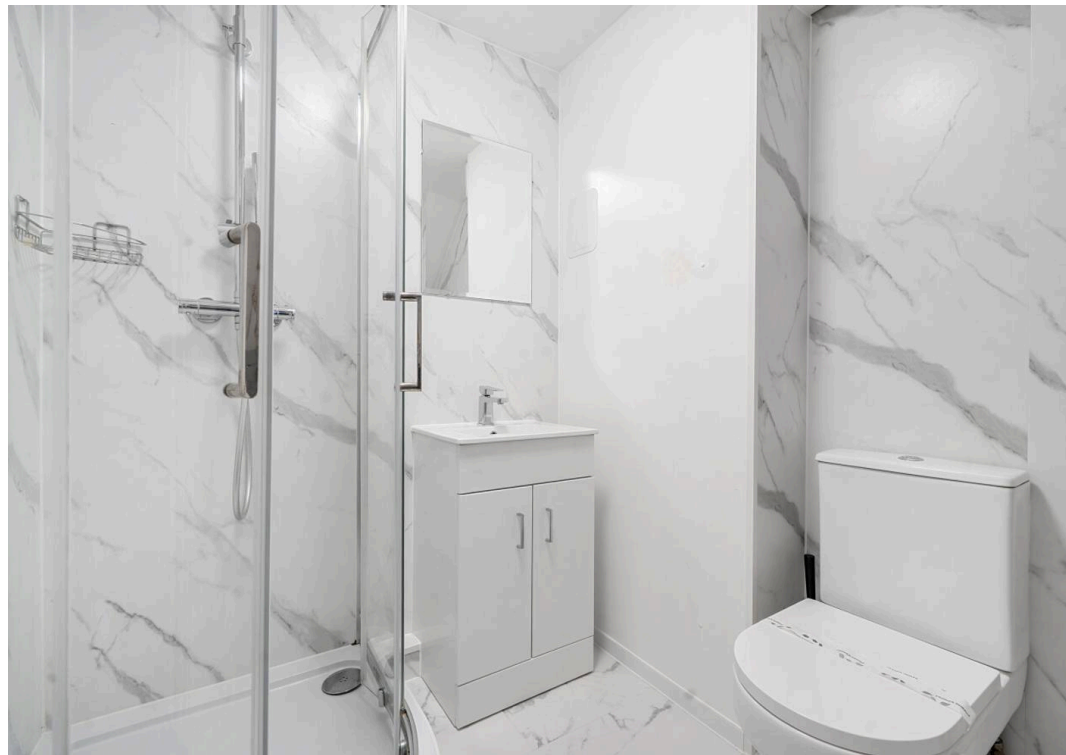
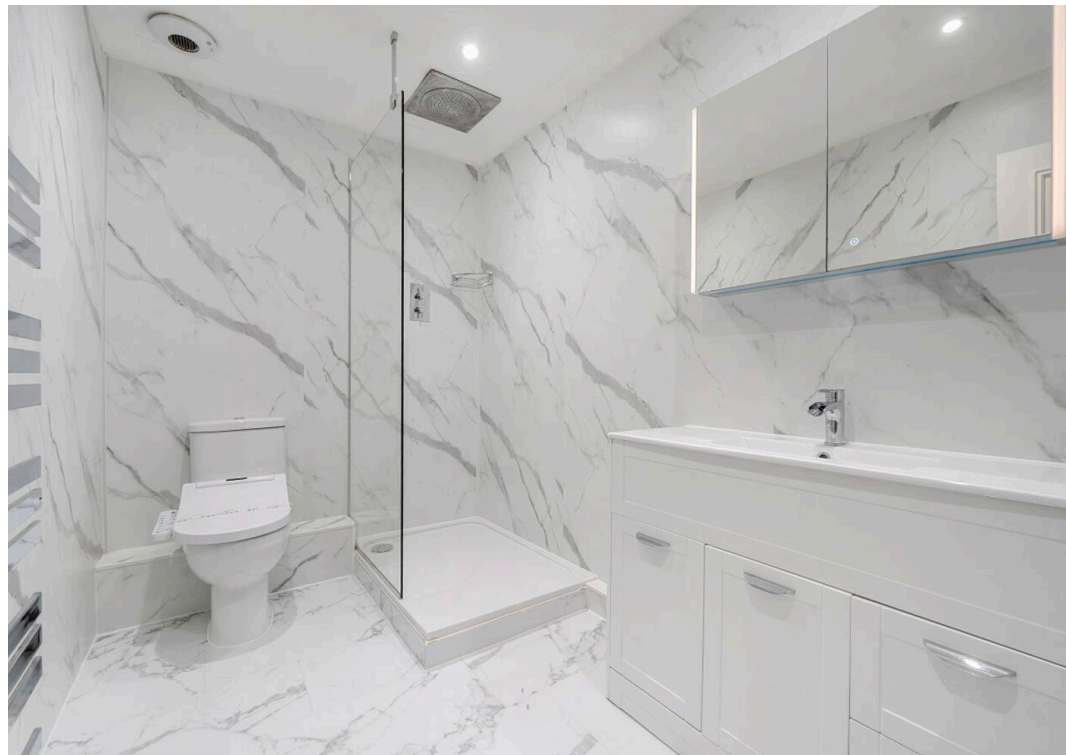
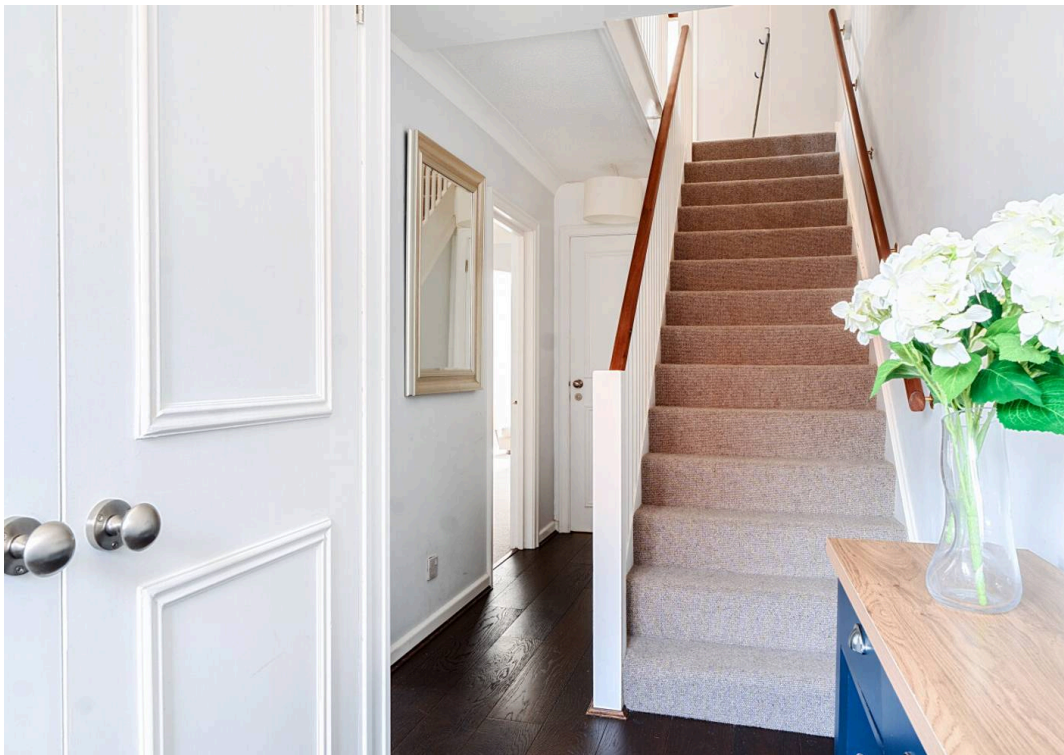
Leasehold: 149 years granted 29/09/1983

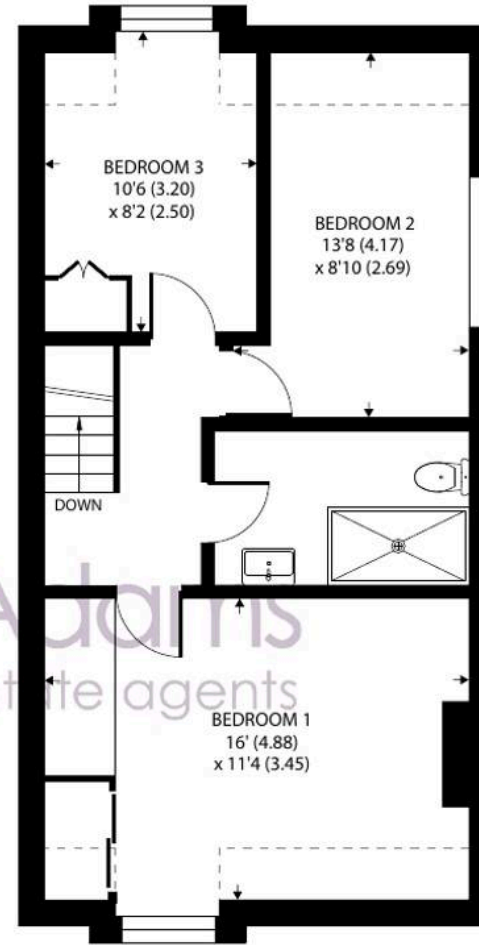
Service Charge: £277 pa

Ground Rent: Currently £60 pa

Chichester District Council - 26/27 Tax Band C  
£2,215.25 EPC-C







Approximate Area = 1065 sq ft / 98.9 sq m  
Limited Use Area(s) = 48 sq ft / 4.4 sq m  
Total = 1113 sq ft / 103.4 sq m

For identification only - Not to scale



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 the right on the corner of Crane Street. What3words – office.sank.improving. There is a pay and display car park a short distance along on the right.

**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)

