



25c Chapel Street, Chichester, PO19 1BT

Guide Price £325,000

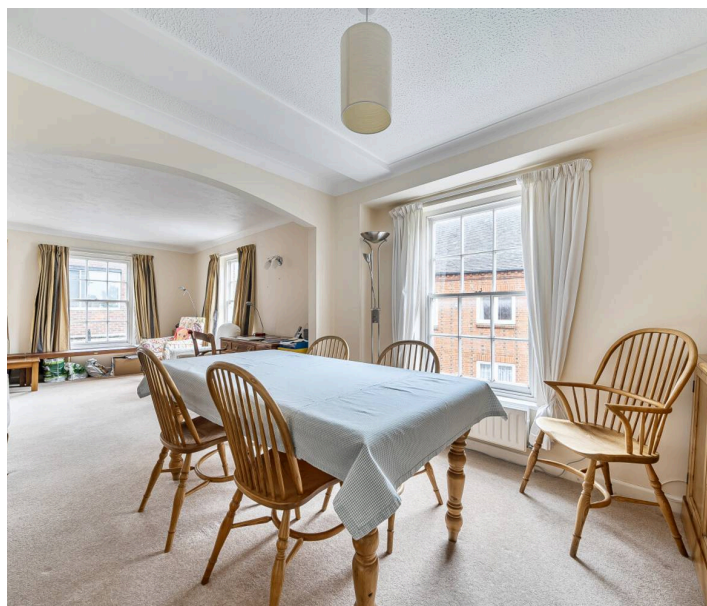
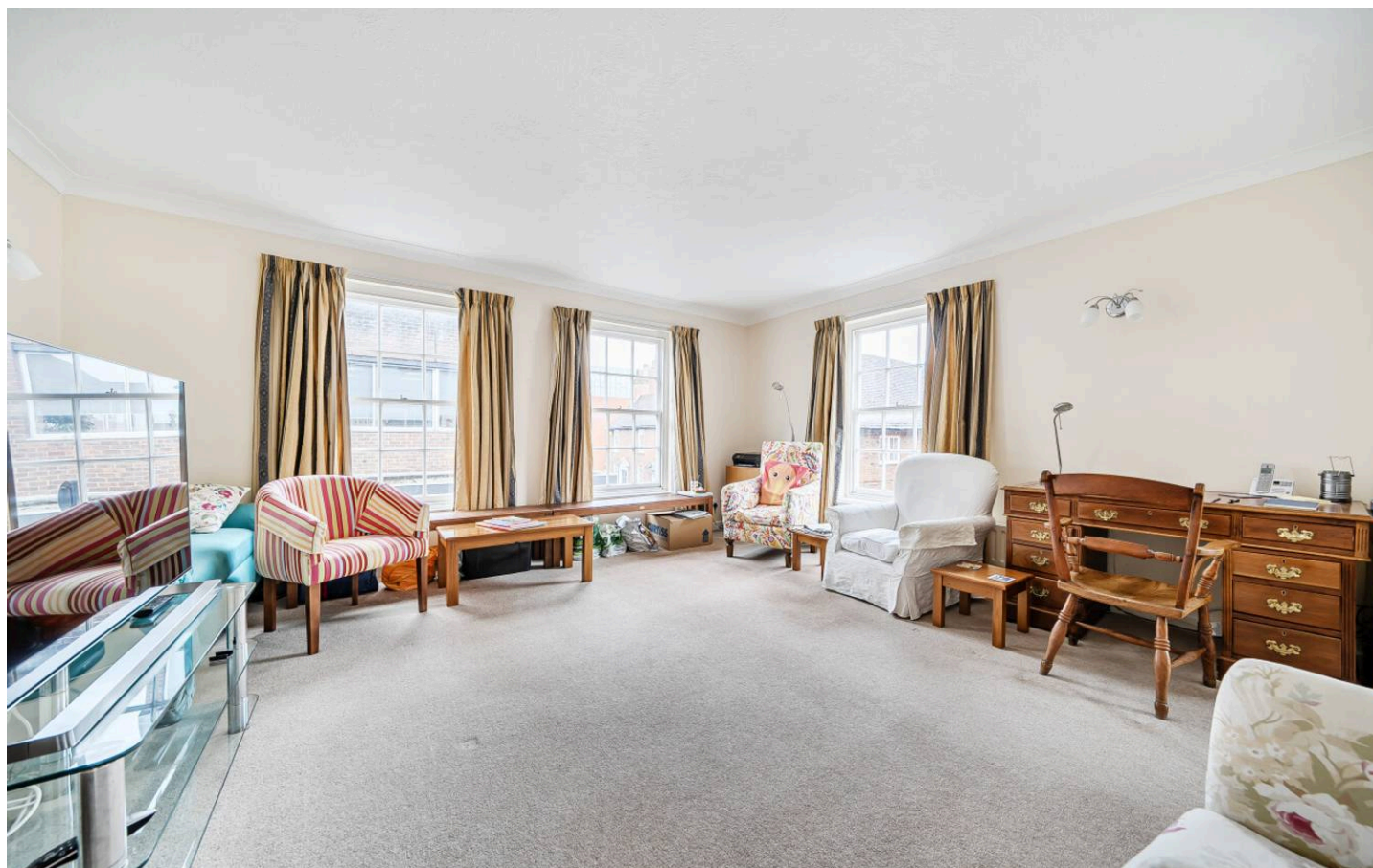
25c Chapel Street, Chichester

Bright and spacious Georgian-style duplex apartment with parking, quietly tucked away within the ancient city walls.

- Bright and spacious Georgian style duplex apartment
- Three well proportioned bedrooms
- Situated within the ancient city walls in the heart of the city centre
- Peaceful tucked away position in a quiet backwater
- Owned parking space
- Impressive dual aspect sitting room with sash windows
- South and west facing aspects
- Separate west facing dining area
- Kitchen offering scope for updating and modernisation
- Same family ownership since new in the 1980's
- Chain free from July 2026

Built in the 1980s, this bright and spacious Georgian-style three-bedroom duplex apartment occupies the first and second floors of an attractive development tucked away in a peaceful backwater in the heart of the city centre, within the ancient city walls.

A particularly valuable feature for a city-centre property is the benefit of a private parking space.





The accommodation is arranged over two floors and enjoys excellent natural light throughout.

The welcoming entrance hall leads to an impressive dual-aspect sitting room, one of the principal features of the property, with two south-facing sash windows and an additional west-facing sash window flooding the room with natural light. The sitting room opens into a west-facing dining room, creating an excellent space for both everyday living and entertaining.

The kitchen is functional and well arranged, although it would now benefit from updating, offering an incoming purchaser the opportunity to modernise to their own taste. A cloakroom/WC completes the first-floor accommodation.

Stairs rise from the hallway to the second floor, where there are three well-proportioned bedrooms and a family bathroom.

Ideally positioned within the historic city centre, the property is just moments from an excellent range of shops, restaurants, cafés and cultural attractions, while enjoying a peaceful and tucked-away setting rarely found in such a central location.

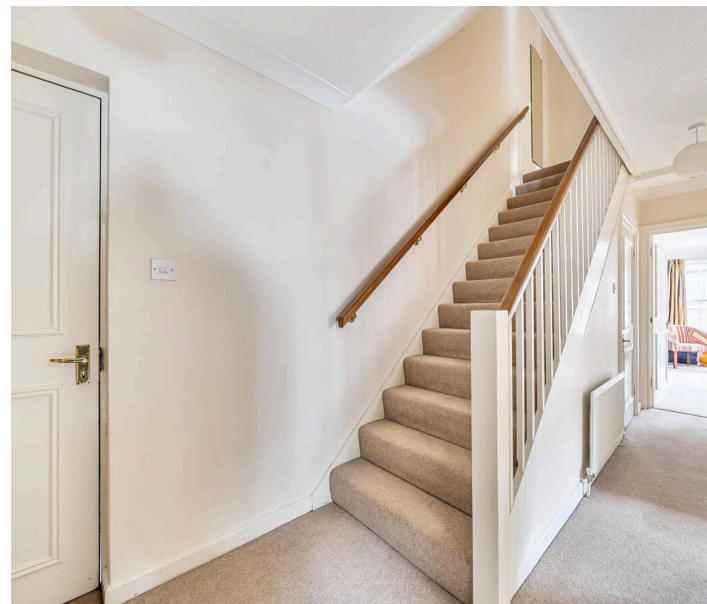
Overall, this is a generously proportioned and characterful home with excellent potential in a highly desirable location.

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

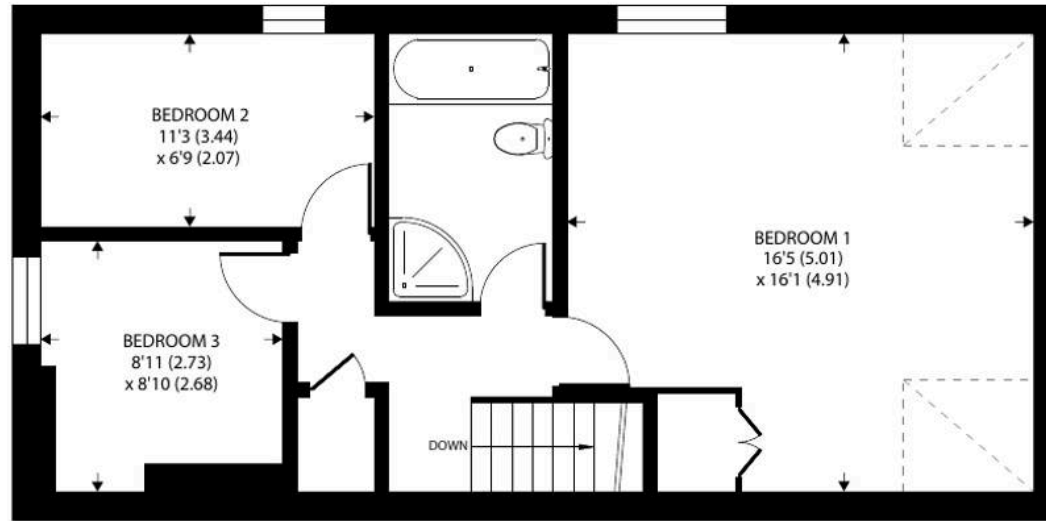
Lease: 149 year lease granted 28.09.1983

Service Charge £229 p.a

Ground Rent £60 p.a (increase to £120 in 2050)







Denotes restricted head height

SECOND FLOOR



FIRST FLOOR

Approximate Area = 1080 sq ft / 100.3 sq m

Limited Use Area(s) = 36 sq ft / 3.3 sq m

Total = 1116 sq ft / 103.6 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 - From the city centre cross proceed on foot along North Street. After 180 metres turn left into Crane Street and at the end turn right into Chapel Street where the property is on your right. What3words - office.sank.improving. There is a pay and display car park (St Cyriacs) 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

