



Flat 7 Mayfair Court, 21 Parchment Street, Chichester, PO19 3RA

Guide Price £275,000

 Henry Adams
estate agents

Flat 7 Mayfair Court, Chichester

A bright two bedroom ground floor apartment in a small private cul-de-sac close to the city centre.

- Bright and well-presented ground-floor apartment with own private entrance
- Peaceful private cul-de-sac setting just 0.5 miles from the historic city centre
- Sunny south-west facing sitting room with excellent natural light
- Bright kitchen with white-fronted units, integrated electric oven and gas hob
- Newly fitted wall-mounted gas central heating boiler (October 2025)
- Two well-proportioned bedrooms
- Shower room with newly fitted shower cubicle (2025)
- Private carport plus additional visitor parking
- Share of freehold via one-sixteenth ownership in the Management Company
- 999-year lease from 1995 with peppercorn ground rent

This bright and beautifully presented two-bedroom ground-floor apartment combines comfort, convenience and a peaceful setting. Situated in a small private cul-de-sac just half a mile from the historic city centre, the property benefits from its own private front door and a sunny south-west facing aspect.





The accommodation comprises an entrance hallway, a sunny southwest kitchen fitted with a range of white-fronted units, an integrated electric oven and gas hob and a newly installed wall-mounted gas central heating boiler (October 2025). The spacious sitting room also enjoys plenty of natural light, while there are two bedrooms and a shower room featuring a newly fitted shower cubicle (2025).

Externally, the property benefits from a private carport* together with additional visitor parking. The development is well maintained and each apartment owner holds a one-sixteenth share in the Management Company, which owns the freehold, giving residents both a stake in and a voice in the management of the development.

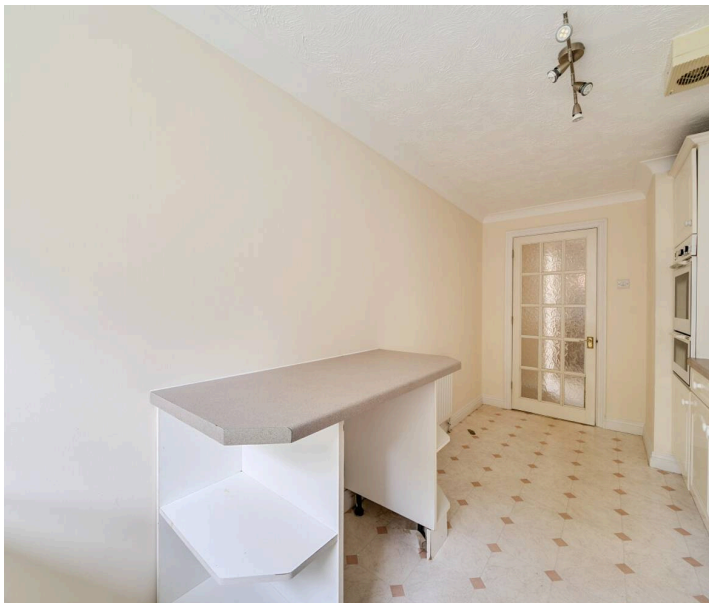
Lease: 999 years from 01/01/1995

Service Charge: £1,441 per annum

Ground Rent: Peppercorn

*The carport is owned by the Management Company.

Chichester District Council - 26/27 Tax Band D £2,492.15 EPC-C







GROUND FLOOR

Approximate Area = 730 sq ft / 67.8 sq m

For identification only - Not to scale



Location - Close by is a convenience store and is a level walk to the Festival Theatre and city centre. The cathedral city of Chichester offers excellent high street shopping, many fashionable restaurants, cafes and bars and a mainline station 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 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.

Directions - From the Northgate circulatory system take the B2178 St Pauls Road signposted to Funtington & West Ashling. Take the third turning on the left into Parchment Street and Mayfair Court can be found towards the end on the right.
What3words - clear.wedge.nights

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

