



**Flat 16 Mayfair Court, 21 Parchment Street, Chichester, PO19 3RA**

**Guide Price £210,000**



## 16 Mayfair Court, Chichester

A bright two bedroom first floor apartment close to the city centre.

- No onward chain
- Share of freehold
- Shared entrance and stairs to the first floor
- Sunny west facing sitting room
- Kitchen with integrated appliances
- Two bedrooms (bedroom 1 with full width built-in wardrobes)
- Modern bathroom with shower over the bath
- Use of car port and guest parking\*

This bright and well-presented two bedroom first-floor apartment offers both comfort and convenience, positioned just half a mile from the historic city centre yet tucked away in a peaceful private cul-de-sac setting. Purpose-built and forming part of a small block of only four apartments, the property enjoys a sense of exclusivity and community, enhanced by attractively landscaped surroundings. Access is via a shared hallway, used by just one other property, with stairs rising to the first floor.

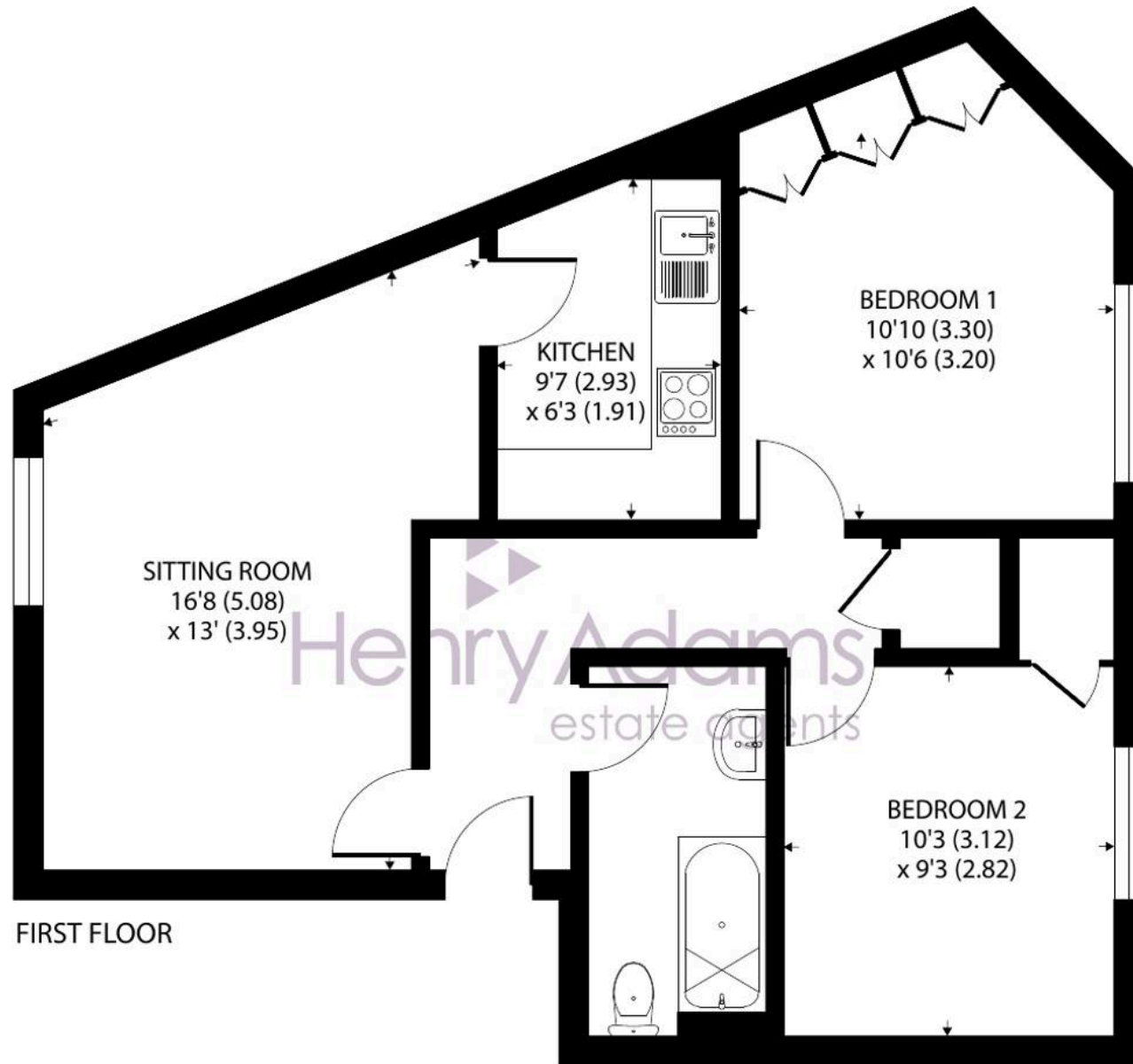
Inside, a welcoming entrance hall leads to a sunny west facing sitting room, the perfect space for relaxing and entertaining while enjoying the afternoon and evening light. The fitted kitchen is well designed, complete with an integrated electric oven and gas hob, offering practicality for everyday living. There are two well-proportioned bedrooms, with the principal bedroom benefiting from full width built-in wardrobes that provide excellent storage. A modern bathroom completes the accommodation, featuring a suite with a shower over the bath.











## 21 Parchment Street, Chichester

Approximate Area = 620 sq ft / 57.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Henry Adams. REF: 1348936



The property is warmed by gas central heating via radiators, ensuring year-round comfort, and is offered to the market with no onward chain, making it an ideal purchase for first-time buyers, downsizers, or investors alike.

Externally, the apartment is further enhanced by the provision of a private carport\*, along with additional visitor parking for guests. The development is thoughtfully maintained, and each apartment holds a one-sixteenth share in the Management Company, which owns the freehold, giving residents both a stake and the opportunity to have a say in the management of their homes.

\*The carport is owned by the Management Company

Lease: 999 years from 01/01/1995. Service Charge: £1,441 pa. Ground Rent: Peppercorn

Chichester District Council - 25/26 Tax Band D £2,337.06  
EPC-C

**Location** - Close by is a convenience store and the just half a mile level walk is the cathedral city of Chichester which offers excellent high street shopping, many fashionable restaurants, cafes and bars, Festival Theatre 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 - tests.down.remark

