



SHIPPAM STREET

CHICHESTER, PO19 1AY

£379,995
LEASEHOLD

A luxury 2 double bedroom apartment with a balcony and secure off road parking situated in the desirable Roman Quarter within the heart of Chichester.



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SHIPPAM STREET

Gas fired central heating |
Master en-suite & a family
bathroom | Open plan
sitting/dining room | West facing
balcony | Allocated off road
parking | No onward chain



Located in the attractive and highly desirable Roman Quarter within Chichester's historic city centre, this well appointed and modern first

floor apartment offers contemporary and practical city centre living. The apartment has a stunning open plan kitchen/sitting/dining room which flows beautifully onto a delightful west facing balcony. There is also a well proportioned en-suite master bedroom and for an apartment good storage options. Uniquely for Chichester the development has a concierge which is open 9am - 4.30pm (approx) and further benefits from secure, gated underground parking. The apartments location offers ease of access to all Chichester's popular city centre has to offer but in particular the renowned Festival Theatre, Pallant House Gallery and Priory Park lie a short distance away.

Accommodation

Once inside the west facing and modern accommodation is arranged over one floor. There is an entrance hall (with store cupboard) leading to a contemporary family bathroom and a good sized master bedroom with en-suite shower room. Moving further into the property there is a second double bedroom and a spacious sitting/dining room with a well presented fitted kitchen located at one end and access to a stunning balcony at the other. The latter is west facing, has enough

space for an outside table and chairs and offers a pretty elevated view down into Roman Quarter.

Outside

Located on the basement level, directly under the development and accessed via both lift and stairs lies a secure carpark offering all residents one allocated parking bay and secure bicycle storage.

Location

The property is set within the heart of Chichester.

The city's historic centre offers an enviable selection of bars, restaurants and shops. Chichester is renowned for the highly regarded Festival Theatre, Pallant House Gallery and its close proximity to The Goodwood Estate, famous for both motor car and horse racing. To the south of the city is Chichester Harbour (designated an Area of Outstanding Natural Beauty), and within lies the blue flag beach of West Wittering. Chichester station provides rail links to London via the Victoria Line but also via Havant and the Waterloo Line, the station also links connections right along the south coast.

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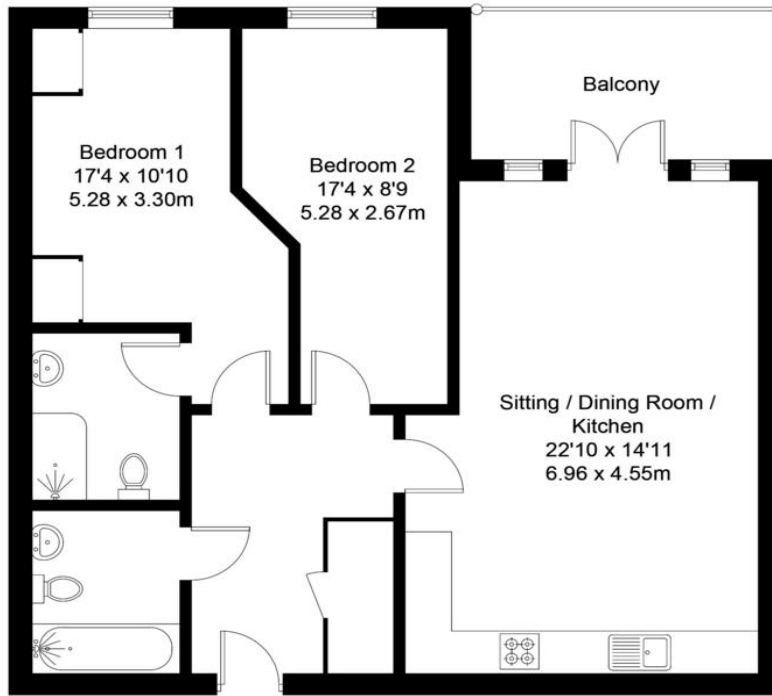


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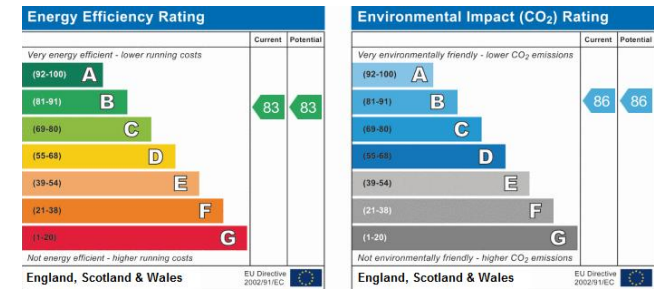
APPROXIMATE GROSS INTERNAL AREA = 827 SQ FT / 76.8 SQ M



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EPC



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID699821)
Produced for Hancock & Partners

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

