



First Floor Luxury Balcony Apartment

ROMAN QUARTER

45 Shippam Street, Chichester, West Sussex PO19 1AG

Michael
Cornish

PROPERTY SALES & ACQUISITIONS



ROMAN QUARTER

45 Shippam Street, Chichester

A stunning first floor Luxury Balcony Apartment comprising; 2 double bedrooms, 2 bathrooms, Sitting room and Kitchen/Dining room, situated in an exclusive luxury development, with secure gated underground parking, a Lift and an outstanding on site Concierge service, particularly well located within the ancient Roman walls in a highly desirable residential area of the city centre.

PROPERTY FEATURES

- 2 Double Bedrooms with range of built in wardrobes
- 2 Bathrooms (one en-suite Shower Room/WC)
- Sitting room with full-width Balcony
- Kitchen/Dining room with window and integrated appliances
- Entrance Hall, Cupboard, Entry-phone
- Gas fired central heating, Double glazing
- Superbly presented throughout

UNDERGROUND PARKING

- Secure and remote control gated
- Allocated space for a vehicle

OUTSIDE

- Delightful superbly kept communal gardens and remarkable sculpture

LEASEHOLD

155 years from 2008

Annual Service Charge 2023/24: £3,171.73
(including: Building Insurance and Water Rates)

Ground Rent 2023/24: £515.20 pa
Reviewed in line with RPI every 15yrs



Priory Park just a short walk from Roman Quarter

THE PROPERTY

Roman Quarter is a stunning luxury development of apartments, situated in a highly sought after prime residential area, within the ancient Roman walls of the city centre. This first floor balcony apartment is one of the larger properties in the development accessed from an impressive communal entrance hall, with a modern lift and staircase leading to all floors and to the gated underground parking area. The spacious accommodation is superbly presented with a bright atmosphere and comprises: a spacious L-shaped entrance hall with an entry phone, storage cupboard, and doors leading to two double bedrooms. The principal bedroom has an excellent range of built in wardrobes and ensuite shower room/wc and the second double bedroom has an excellent range of wardrobes. The bathroom has a bath, wash hand basin, wc and a heated towel rail. The sitting room has full height windows and patio doors opening out to a full width balcony and the kitchen/dining room with a window has a range of wall and base units, worktops and appliances including: an electric oven and hob with extractor hood, a dishwasher, washing/dryer machine and full height built in fridge/freezer.







First Floor Luxury Balcony Apartment



Quarto 1 Entrance with superb Lift & stairs to Underground carpark



Gated underground parking

ROMAN QUARTER GARDENS, UNDERGROUND GATED GARAGING & CONCIERGE SERVICE

This exclusive development was built during 2008 and since then the communal gardens and grounds have been beautifully kept and maintained, creating a particularly welcoming homely atmosphere for all the residents to enjoy throughout the year. The apartment is accessed from a communal entrance hall in Quarto 1 of the development and there is a secure electrically operated (remote controlled) gated underground parking area for one vehicle (parking bay 60) in addition to which, there is bicycle rack storage facility available on a first come first served basis. The **Concierge Service** is "Outstanding" and included in the service charge, and subject to bank holiday opening times, the on-site office is open 9am-5pm Monday to Friday times may vary. There is an outstanding on-site Concierge team that provides an excellent professional service for the residents. Managing Agents arrange for the communal halls, stairs, and lifts to be cleaned weekly and the underground car parking areas and window exteriors are cleaned on a regular basis.

CHICHESTER

Chichester city was founded by the Romans during the first century AD and the surrounding areas are steeped in history, with a number of archaeological remains from the Roman Conquest including the tall defence walls, which provide a walk through the city. Much of the city shopping centre is accessed through level pedestrianised areas leading to the well preserved and beautiful ancient Chichester Cathedral founded during 1075. The elaborate octagonal Market Cross stands today at the centre of Chichester and is understood to date from 1501. Many of the buildings in the city date from the Georgian and Victorian eras. The City has a number of beautifully kept parks and 'The Ship Canal' from the city Basin is navigable for about 2 miles by canoe and rowing boats to Donnington, beyond which there are a further 2 miles of walks along the canal leading to Birdham and Chichester Marinas. In the city there is a Nuffield Hospital (private patients) and NHS St Richard's Hospital. Further amenities include: public and private sports centres with indoor swimming pools/gyms, cinemas, bowling, tennis/squash club and Chichester rugby football club. Other attractions include: the award winning Pallant House Gallery and internationally renowned Chichester Festival Theatre. Other places of interest include the Oxmarket Centre of Arts and Pallant House Gallery. There are a number of schools locally and accessible from Chichester including: University of Chichester, Portsmouth Grammar, Bishop Luffa, The Prebendal School, Oakwood, Slindon College, Great Ballard, Dorset House School, Seaford College and Westbourne House.



Chichester city centre about 2 miles from the harbour

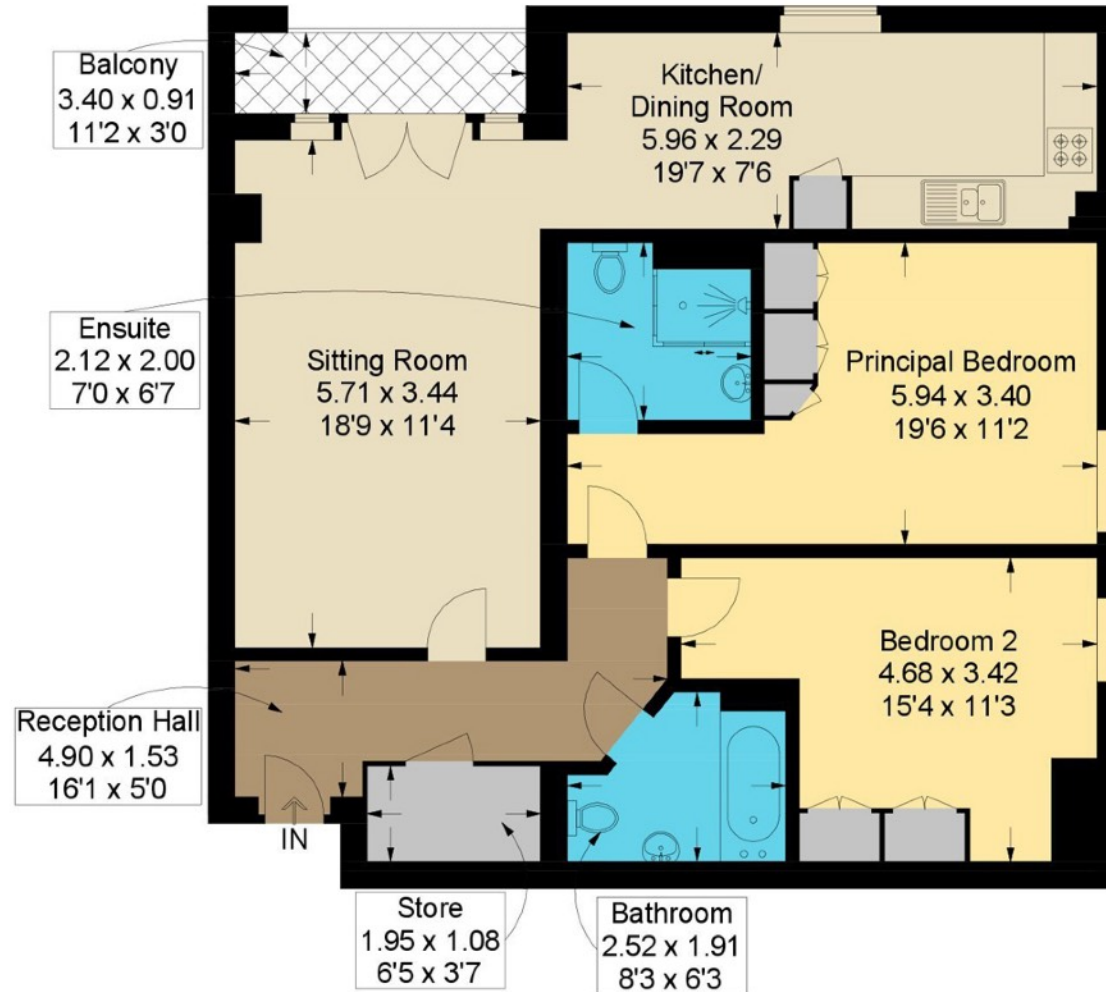
COASTAL ATTRACTIONS & LOCAL AMENITIES

Roman Quarter is exceptionally well located within the Roman Walls which provide an interesting walk around much of the City and the apartments are located within a short level walk of shopping centre, including Marks and Spencer Food store and wide variety of Restaurants including The Ivy. Chichester is well renowned for its exceptional sailing facilities and country pursuits. Among the many attractions in the area are the Goodwood Festival of Speed and Goodwood Revival annual international motoring events and regular Horse Racing events at Goodwood and Fontwell, and Polo at Cowdray Park. There are excellent golf clubs at Goodwood and Hunston and flying at Goodwood Aerodrome. Much of the surrounding countryside has been designated Areas of Outstanding Natural Beauty and The South Downs National Park provides miles of footpaths and bridleways. There are pebble/sandy beaches at East Wittering and Bracklesham Bay and at West Wittering there are miles of sandy beach which has been awarded the 'Blue Flag' international status for excellence. There are beaches at Selsey and the RSPB nature reserve at Pagham Harbour. Chichester has about 17 miles of harbour channels leading out to The Solent, about 3,750 moorings and there are about 12,000 registered vessels, and about 2,000 berths with 6 marinas including; Chichester Marina, Birdham Pool Marina, Emsworth Yacht Harbour (Marina), Thornham Marina, Sparkes Marina and Northney Marina at Hayling Island and there are 14 Sailing Clubs locally. Further attractions include: Tangmere Military Aviation Museum, Weald & Downland Living Museum at Singleton, West Dean College and Gardens, Amberley Museum & Heritage Centre, Arundel Wetland Centre Wildfowl nature reserve, Fishbourne Roman Palace, Stansted Park House & Grounds, Petworth House, Cass Sculpture Foundation Goodwood and Goodwood House.

COMMUNICATION TRAVEL LINKS Chichester mainline rail station links to London/Waterloo via Havant (95mins). The A3 (M) motorway is about 18 miles to the West, connecting to the M25 Junction 10 and to central London/Westminster (76miles) and airports at Heathrow (72miles) or alternatively Gatwick via A27/A24 (48miles). Southampton International airport (38miles) and Portsmouth (20miles), both cities have ferry services to the Isle of Wight, The Channel Isles and Europe. Distances are approximate and times may change.

45 Shippam Street, Roman Quarter, Chichester

Approximate Gross Internal Area = 82.1 sq m / 883 sq ft



First Floor

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.



Goodwood Racecourse



Goodwood Revival



West Wittering

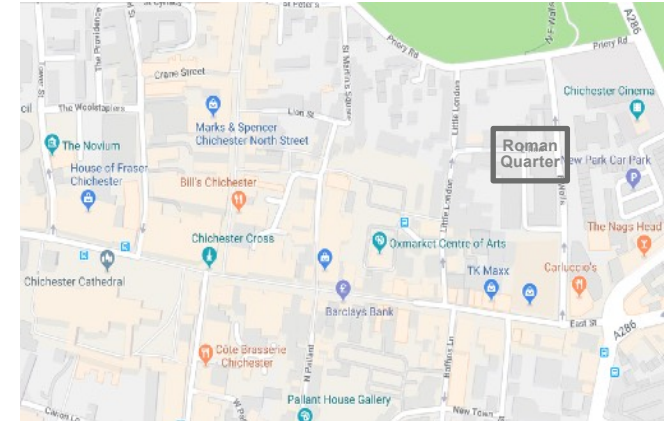


Chichester Marina



DIRECTIONS

From the A27 Stockbridge roundabout take the exit north along the A286 Stockbridge Road towards the City centre, continue over the level crossing at Chichester main line rail station and bear right at the traffic lights, continue for about half a mile passing the Market carpark and just after the pedestrian traffic lights turn left into East Street, after short distance turn right into East Walls and after about 150 yards turn left into the cobbled road Shippam Street and continue then bear right past the Concierge and the main entrance to 60 Shippam Street will be on the left hand side.



SERVICES: Mains gas, electricity and drainage. Water supply usage is included in the annual Service Charge.

LOCAL AUTHORITY: Chichester District Council: 01243 785166

Council Tax Band: E 2023/24 £2,589.17 **EPC Rating:** B

Brochure: 2024

Viewing by Appointment

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