

Flat 3 Nelson Court, Chichester, PO19 7HL



Book a Viewing

Call: 01243 861344
Email: Sales@ClarkesEstates.co.uk
27 Sudley Road, Bognor Regis, PO21 1EW

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



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01243 861344



- Split level apartment
- 3 Bedrooms
- Character features
- Allocated parking
- Gated community



Accommodation

Living Room - 4.7m x 3.52m (15'5" x 11'6")

Kitchen/Diner - 4.57m x 4.2m (14'11" x 13'9")

Bedroom 1 - 3.3m x 3.81m (10'9" x 12'6")

Ensuite - 1.99m x 2.05m (6'6" x 6'8")

Bedroom 2 - 3.53m x 4.62m (11'6" x 15'1")

Bedroom 3 - 3.64m x 3.63m (11'11" x 11'10")

Bathroom - 2.3m x 3.71m (7'6" x 12'2")

Lease Information

The seller informs us that there are 102 years left on the lease. The current ground rent is £637 pa and maintenance charge (to include Buildings Insurance) is £1913 pa. We have not sighted documents to evidence this and advise that should you proceed to purchase this property this should be checked by your conveyancer.



What the agent says... “,, Material Information:

Tucked away within a gated development in Chichester, this impressive three-bedroom apartment offers a rare opportunity to acquire a home of genuine character and charm, all within easy reach of the city's vibrant amenities.

Occupying a unique split-level layout, the property is accessed via the first floor and extends over two spacious levels. Rich in period character, the accommodation is enhanced by exposed beams and an abundance of natural light, creating a home with both warmth and individuality.

The principal living accommodation is arranged on the lower level and comprises a generous living room, perfect for both relaxing and entertaining, alongside a well-proportioned kitchen/breakfast room. A substantial double bedroom with en-suite shower room completes this floor. Ascending from the spacious hallway, the upper floor reveals two further double bedrooms and a large family bathroom.

Externally, the development benefits from residents' and visitor parking, while the gated setting provides a sense of exclusivity. Chichester's historic city centre, renowned restaurants, boutique shopping, cultural attractions, and mainline railway station are all within easy reach.

Council Tax: Chichester District Council Band D
 Property Type: Split level apartment
 Property Construction: Standard
 Electricity Supply: Mains
 Water Supply: Mains
 Sewerage: Mains
 Heating: Gas Central Heating
 Broadband: ADSL
 Parking: Allocated and visitor
 Restrictions: None

On 26/05/2026 information from the Ofcom Website shows:

Broadband	Availability	Max Down	Max Up
Standard	✓	14 mbps	1 mbps
Superfast	✓	80 mbps	20 mbps
Ultrafast	✓	5500 mbps	5500 mbps
Mobile	Indoor	Outdoor	
	Voice	Data	Voice Data
EE	Good	Good	Good Good
Three	Variable	Variable	Good Good
O2	Limited	Limited	Good Good
Vodafone	Limited	Limited	Good Good

Anti Money Laundering checks at **£54 Per Purchaser** will be required before a sale can be Livened. Please see the property on the Clarkes Website for further details.

