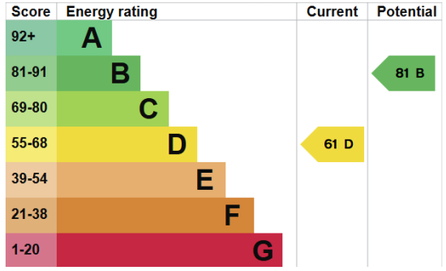


## Book a Viewing

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

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IMPORTANT NOTICE
1: These particulars do not constitute part or all of an offer or contract. You should not rely on statements by Clarkes in the particulars as being factually accurate. Clarkes do not have authority to make representations about the property. 2: The measurements shown are approximate only. Potential buyers are advised to recheck the measurements before committing to travel or any expense. 3: Clarkes have not tested any apparatus, equipment, fixtures, fittings or services and buyers should check the working condition of any appliances. 4: Clarkes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Any reference to alterations or use of any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained.

Clarkes
Service you deserve. People you trust.

**Asking Price**
**£225,000**
**Leasehold**

## Flat 3 Nelson Court, Chichester, PO19 7HL

**http://www.clarkesestates.co.uk** **01243 861344**

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

## 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.

## 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")

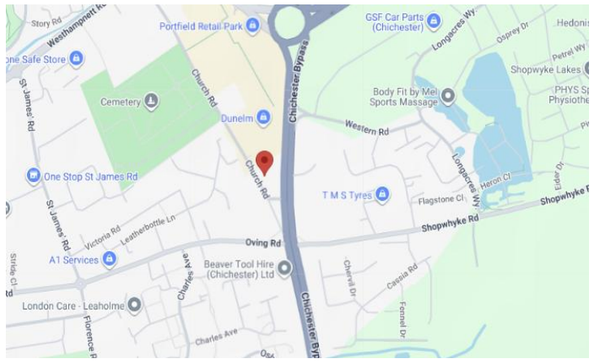
**Bedroom 1** - 3.3m x 3.81m (10'9" x 12'6")

**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.