

# RQ

## Roman Quarter Penthouse



The Apollo

74 Shippam Street, Chichester, West Sussex

Michael  
Cornish

PROPERTY SALES & ACQUISITIONS



Priory Park nearby to Roman Quarter



Chichester harbour and The South Downs

# The Apollo Roman Quarter

Chichester, West Sussex, PO19 1AG

Luxury top floor Penthouse apartment built to the ultimate specification, rarely brought to the open market. 2 bedrooms, 2 bathrooms, air conditioning, stunning 32ft roof terrace, 2 allocated parking spaces, in an exclusive development with secure gated underground parking, personalised lift entry to penthouse floor, with on-site Concierge, in a highly desirable central location within the Roman walls of the City.

## PROPERTY FEATURES

Sitting/Dining Room opening to private

### Spectacular decked roof terrace

High specification Kitchen with stone work surfaces, integrated Neff appliances open plan to dining/sitting room

Entrance Hall, Entry Phone, Storage Cupboard

2 Bedrooms with built-in wardrobes

2 Luxury Bathrooms (one ensuite)

Gas fired underfloor heating, Air Conditioning, Double glazing

## PARKING for 2 vehicles

Underground secure gated with allocated spaces

## OUTSIDE

Superbly kept communal gardens and remarkable sculpture

## CONCIERGE SERVICE

### LEASEHOLD

Term **155 years** from 2008

**Annual Service Charge** 2019/20: £2,257.56 reviewed annually (including Building Insurance and Water Rates)

**Ground Rent** 2019/20: £300 annual payment

## THE PROPERTY

Roman Quarter is a stunning luxury development of apartments quietly tucked away, situated in a sought after prime residential area within the ancient Roman walls of the City and a level walk to the restaurants and shopping centre. The Apollo is one of only four luxury Penthouse apartments exclusively specified by the developers David Wilson Homes to form the pinnacle of the Roman Quarter development. Constructed to the ultimate specification and incorporating a stunning large private decked roof terrace. The apartment is accessed from a smart stylish communal entrance hall, with personalised lift entry to the top floor landing serving just three penthouse apartments. There are two parking spaces allocated to the property in the secure gated underground parking area complete with lift access. The accommodation has underfloor heating and comprises: an entrance hall with impressive Porcelanosa polished stone floor tiles, entry phone, storage cupboard and doors leading to two spacious bedrooms, both of which have modern built in wardrobes. The principal bedroom is air conditioned and features a luxury ensuite shower room with Laufen sanitaryware and Grohe fittings. A further similarly specified luxury bathroom is accessed off the main hallway. The sitting room/dining room features a continuation of the polished stone tiled floor and is air conditioned with full width windows and double doors opening out to the extensive large decked terrace with space for open air entertaining overlooking the roof tops and trees beyond. This room is open plan to the highly specified kitchen with concealed lighting, stone work surfaces and an excellent range of wall and base units, integrated "Neff" appliances include: electric oven and hob with extractor hood, microwave, dishwasher, washing machine and full height built in fridge/freezer. For the discerning buyer looking for the ultimate in luxury living, this penthouse's natural light, exclusive ambience and sense of complete privacy represent a unique opportunity.





## LOCATION, AMENITIES & ATTRACTIONS

Roman Quarter is extremely well located within the Roman walls, which provide an interesting and fascinating walk round much of the City and located within a short level walk of shopping centre, which includes a Marks and Spencer Food store about 3 minutes walk and wide variety of Restaurants and the Oxmarket Centre of Arts and various places of worship including Chichester Cathedral. Chichester Harbour is within easy reach, Dell Quay Sailing Club and Bosham Sailing club, are respectively about 2 miles to the South and 4 miles to the west of the City. At Fishbourne village there is the Internationally renowned historic Roman Palace & Gardens (dated 75AD) & Gardens (The palace is the largest residential Roman building discovered in Britain). The South Downs National Park to the north of Chichester is accessible by road. The Kennels, Goodwood Members Club - Restaurant/Golf club and Goodwood Hotel are about 3 miles north east of the City.

## COMMUNICATIONS

Chichester mainline rail station links to London Victoria (95mins) and via Havant to London/Waterloo (95mins). The A3 (M) motorway is about 11 miles west, connecting to the M25 Junction10 and to central London/Westminster about (75miles) and Airports at Heathrow (65miles) or alternatively Gatwick via A27/A24 (49miles). Southampton International Airport (35miles) and Portsmouth (17 miles) both cities have ferry services to the Isle of Wight, The Channel Isles and Northern Europe.





Chichester Marina



### ROMAN QUARTER GARDENS & GROUNDS

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

### CONCIERGE SERVICE

Roman Quarter has an outstanding on-site Concierge team provide 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.

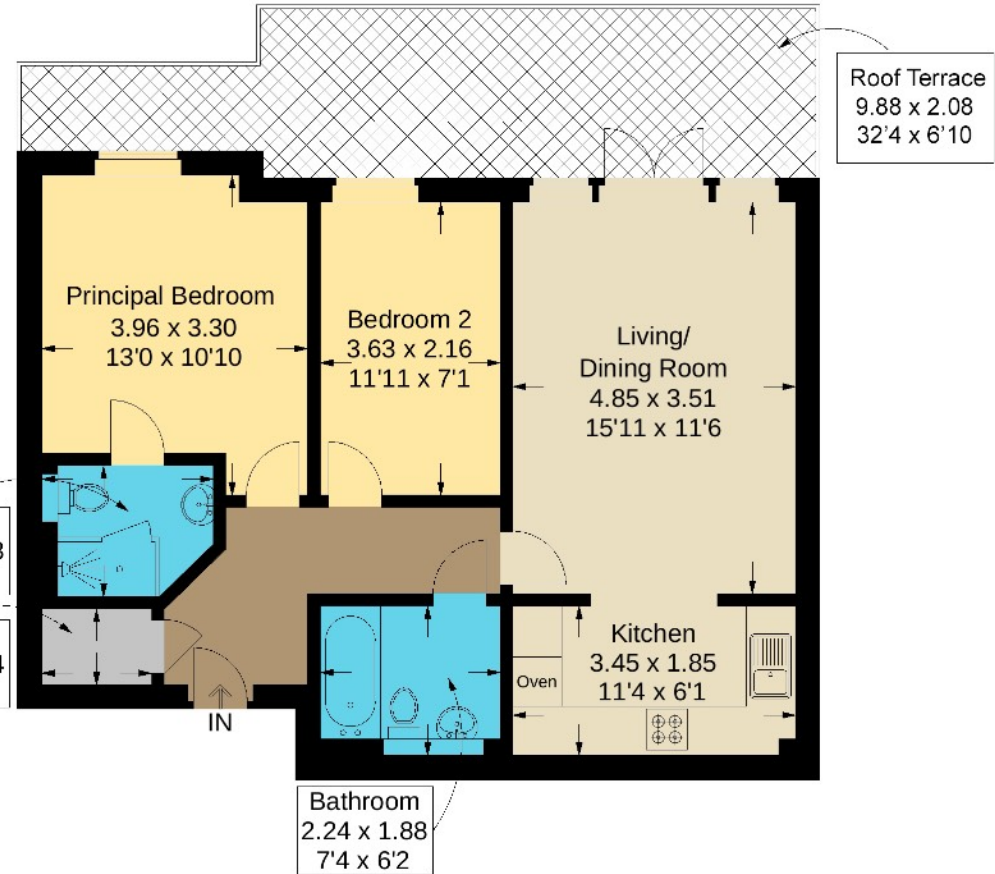
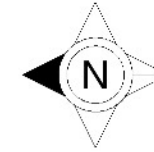
### CHICHESTER

The City of Chichester founded by the Romans in the first century AD is steeped in history, with archaeological remains from the Roman Conquest such as the existing remains of the tall defence walls, which now provide a delightful walk through the City. Much of the shopping centre is accessed through level pedestrianised areas leading to the beautiful ancient Chichester Cathedral founded during 1075. The elaborate ancient octagonal Market Cross stands at the centre of Chichester. Much of the City centre was built during the Georgian and Victorian periods and one of the most imposing buildings in the City today is the Georgian (former) Corn Exchange built in 1833 located in East Street. The City has beautifully kept parks and 'The Ship Canal' from the City Basin is navigable for about 2 miles by canoe and rowing boats to Donnington and there are a further 2 miles of walks beside the canal leading to Birdham and Chichester Marinas. About a mile from the City centre there is the Nuffield Hospital (private patients) and NHS St Richard's Hospital. There are a wide variety of amenities including: public and private sports centres with indoor swimming pools/gyms, cinemas, bowling, tennis/squash club, rugby football club. Other attractions include: the award winning Pallant House Gallery and internationally renowned Chichester Festival Theatre. There are a good number of schools locally and accessible from Chichester including; Bishop Luffa, Oakwood, Prebendal, Westbourne House, Great Ballard, Slindon College, Portsmouth Grammar school.

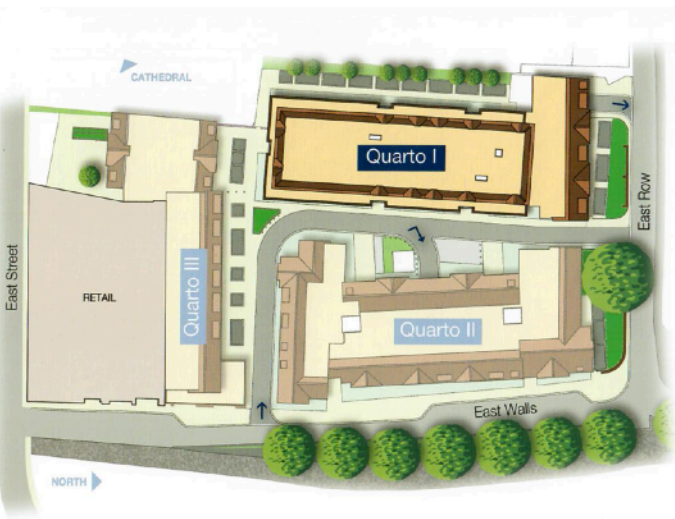


# Shippam Street, Roman Quarter, Chichester

Approximate Gross Internal Area = 60.3 sq m / 649 sq ft



Third 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.

## COASTAL & COUNTRY PURSUITS

Chichester has exceptional sailing facilities and country pursuits. Among the attractions in the area are the Goodwood Festival of Speed and Goodwood Revival annual international motoring events and Horse Racing events at Goodwood and Fontwell, and Polo at Cowdray Park. There are golf clubs at Goodwood and Hunston and flying at Goodwood Aerodrome. Much of the surrounding countryside is designated Areas of Outstanding Natural Beauty and The South Downs National Park provides many miles of bridleways and footpaths. There are miles of sandy beaches at The Witterings there 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 and there are 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.



## 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 160 yards, turn left into the cobbled road, 40 yards after the Concierge office the main entrance to 74 Shippam Street will be found 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    **EPC Rating:** B    **Brochure:** July 2020

## Viewings by Appointment

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Goodwood Racecourse



Goodwood Festival of Speed



West Wittering - East Head

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