



Flat 3, Festival Court Somerstown, Chichester - PO19 6AE

Guide Price £225,000 - LEASEHOLD (117 YEARS REMAINING)



STRIDE & SON

Flat 3

Festival Court, Somerstown, Chichester

A spacious two-bedroom ground floor apartment in popular Festival Court, offering generous living space, a kitchen/breakfast room, utility, communal gardens and a garage.

- Spacious ground floor apartment in the ever-convenient Somerstown development just outside of Chichester
- Generous and well-balanced accommodation arranged over one level
- Bright sitting / dining room offering an excellent main living space
- Separate kitchen / breakfast room with a practical, sociable layout
- Two impressive double bedrooms, both offering excellent proportions
- Well-presented bathroom plus a separate WC
- Useful utility area, ideal for additional storage and day-to-day practicality
- Set within established communal gardens
- Private garage providing valuable parking or storage
- Ideal for downsizers, first-time buyers or those seeking a convenient Chichester base







The accommodation extends to approximately 70.9 sq m / 763 sq ft internally, with a total of approximately 82.9 sq m / 892 sq ft including the garage. A welcoming entrance hall provides access to the principal rooms, with useful storage and a separate utility area positioned close to the entrance.

The sitting / dining room is an excellent size, measuring 5.26 x 3.76 m / 17'3 x 12'4, and provides a comfortable main reception space with plenty of room for both seating and dining furniture. The kitchen / breakfast room measures 3.76 x 2.41 m / 12'4 x 7'11 and is fitted with a range of units, work surfaces and space for appliances, with room for a small breakfast table.

There are two well-proportioned double bedrooms. Bedroom one measures 4.85 x 3.10 m / 15'11 x 10'2 and offers particularly generous proportions, while bedroom two measures 4.85 x 2.44 m / 15'11 x 8'0, making it an excellent second bedroom, guest room or home office if required.



The accommodation is further complemented by a bathroom with bath and shower over, a separate WC and a useful utility area. Externally, the development is set within communal gardens, with lawned areas and established planting creating a pleasant setting. The property also benefits from a garage measuring 4.90 x 2.46 m / 16'1 x 8'1.

Festival Court is situated in Somerstown, a convenient and well-established residential area of Chichester. The position offers easy access to the city centre, with its excellent range of shops, cafes, restaurants, cultural amenities and transport links. Chichester itself is renowned for its historic cathedral, Festival Theatre, Pallant House Gallery and attractive pedestrianised centre.

The railway station provides services towards London, Brighton, Portsmouth and Southampton, while the nearby road network gives access to the A27 and the wider South Coast. The surrounding area also offers access to Chichester Harbour, the South Downs National Park and the beaches at West Wittering, making the location well placed for both city convenience and coastal countryside living.

Tenure: Leasehold - 117 Years Remaining (from 2026)

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: D





Somersetown
PRIVATE ESTATE
RESIDENTS PARKING ZONE II

18 Petros Court

30



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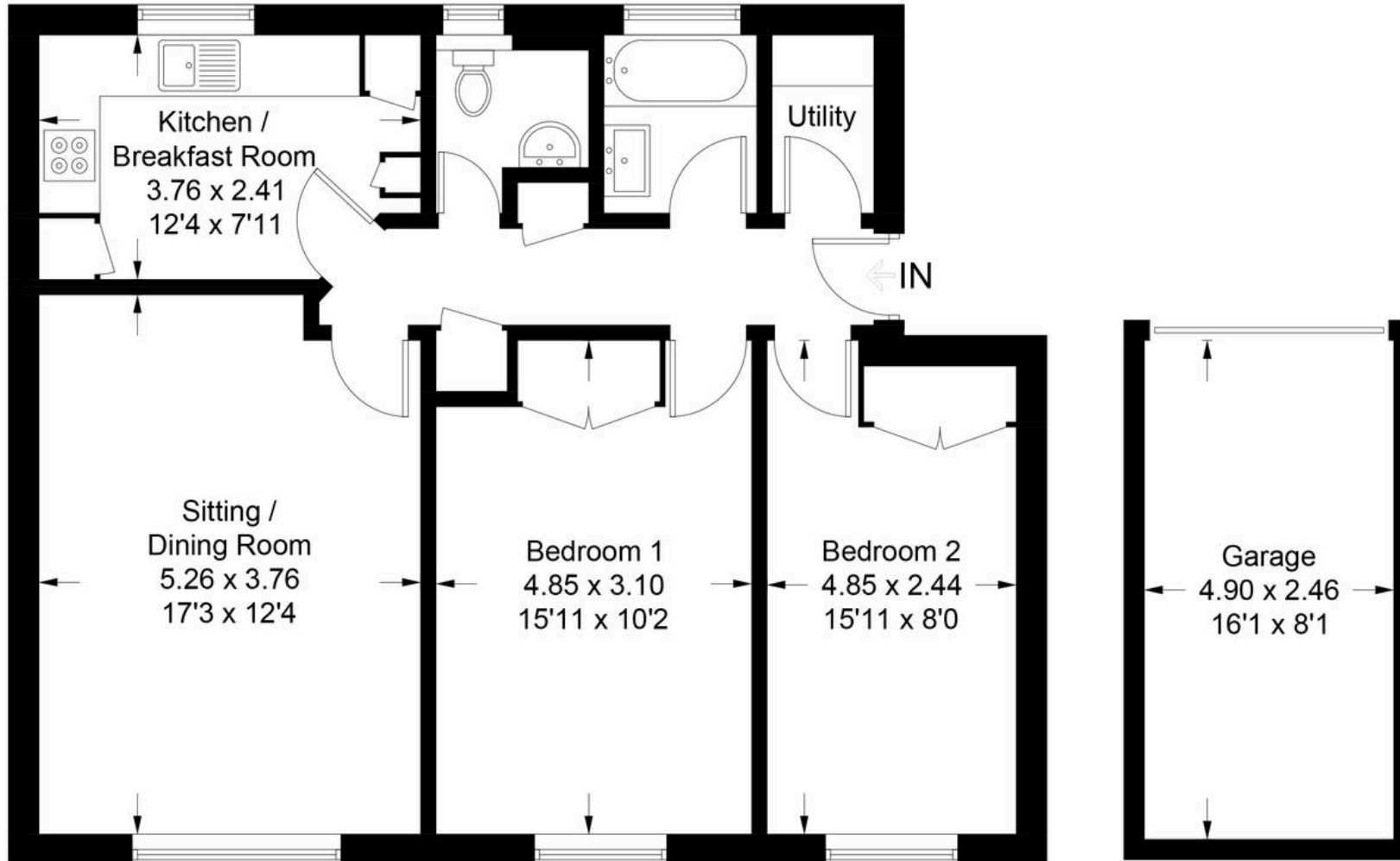
3 Festival Court, Somerstown, PO19 6AE

Approximate Gross Internal Area = 70.9 sq m / 763 sq ft

Garage = 12.0 sq m / 129 sq ft

Total = 82.9 sq m / 892 sq ft

Produced for Stride & Son Estate Agent.



Ground Floor

(Not Shown In Actual Location / Orientation)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Created by Emzo Marketing 2026. (ID1307771)



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