



292 Longley Road, Chichester, PO19 6EB

Guide Price **£275,000 – Leasehold**

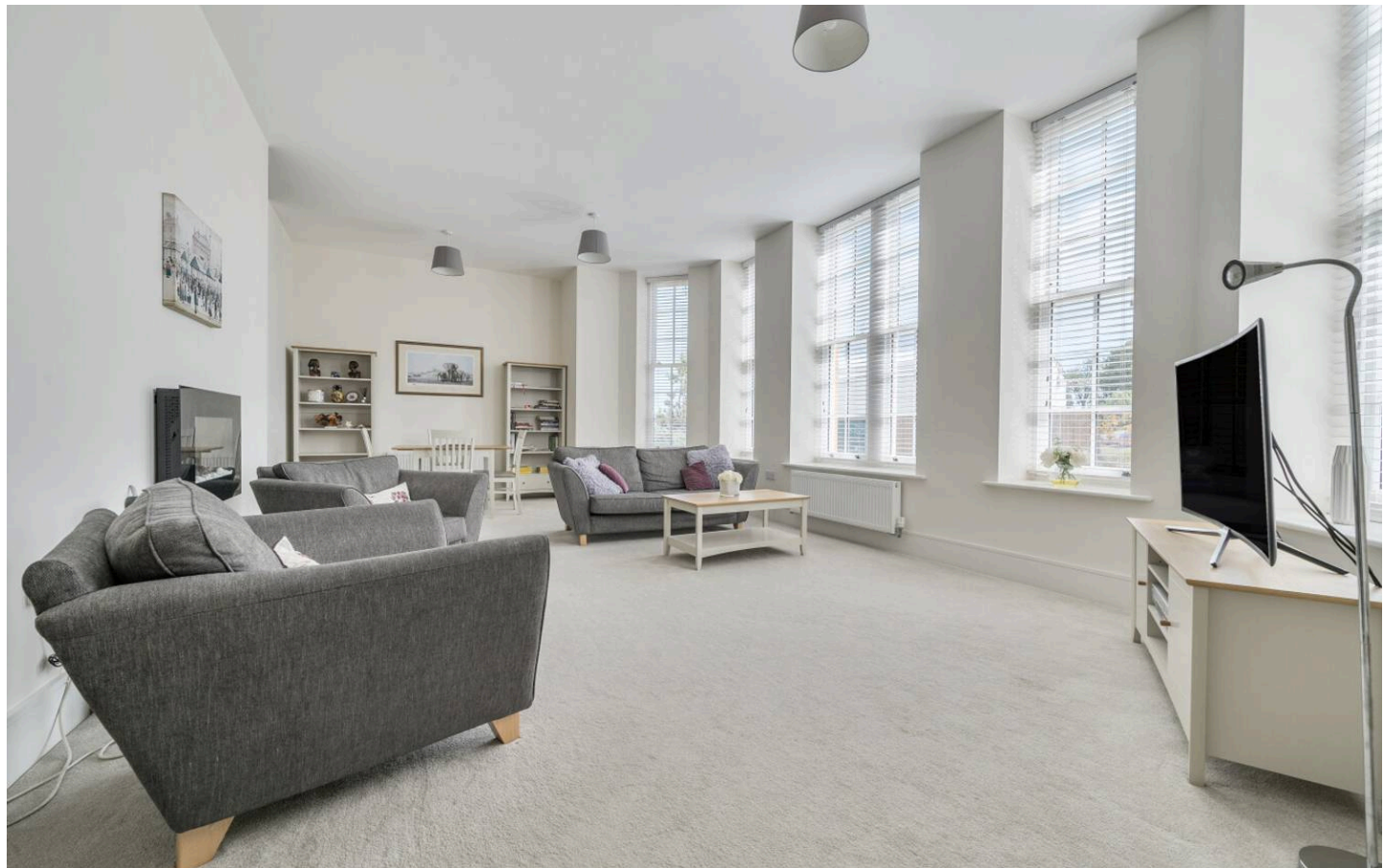
292 Longley Road, Chichester

A stylish ground floor apartment in Graylingwell Park.

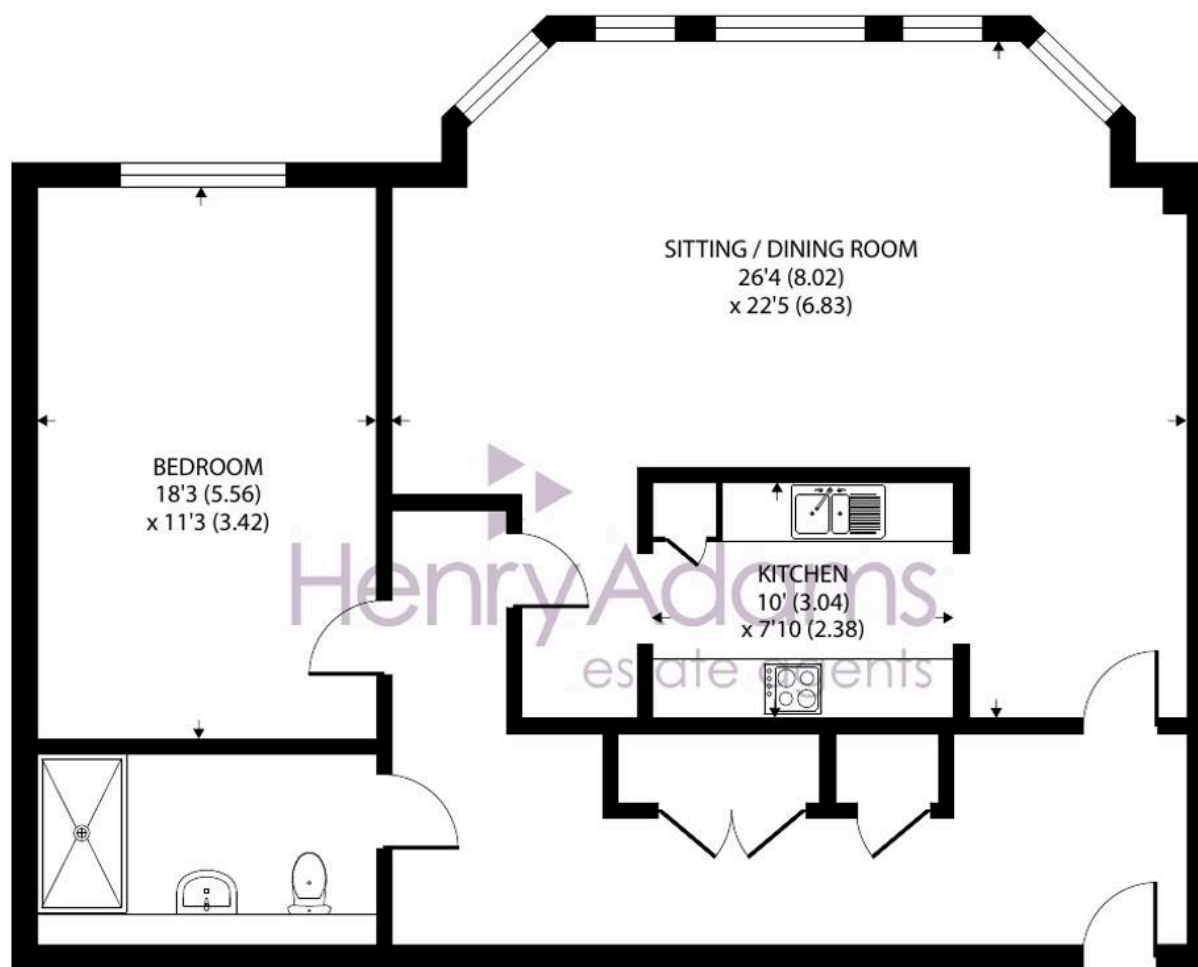
- Delightful sitting room
- High ceilings
- Kitchen with integrated appliances
- Double bedroom
- Contemporary shower room
- Centrally provided heating system by Graylingwell Energy
- Security entry phone system
- No onward chain

If you're looking for stylish and comfortable living accommodation in Chichester, we highly recommend viewing this chain-free, spacious one-bedroom ground floor apartment, located within the popular Graylingwell Park development, just one mile north of the city centre.

Situated in one of the attractive, traditional-style blocks, this well-presented property offers a bright and airy open-plan living space, with a generous sitting/dining area and large traditional windows that allow natural light to flood in. The kitchen is stylishly integrated into its own defined area and includes modern appliances such as an electric oven, ceramic hob, cooker hood and fridge/freezer. The bedroom is well-proportioned and filled with natural light, and the bathroom features a contemporary suite with a shower cubicle.







GROUND FLOOR

Approximate Area = 1047 sq ft / 97.2 sq m

For identification only - Not to scale



The apartment is one of only two homes sharing a secure communal entrance, which is accessed via an entry phone system for added security. Heating and hot water are supplied via **Graylingwell Energy**, providing a convenient and efficient alternative to traditional systems.

Allocated parking: TBC

Chichester District Council: 25//26 Tax Band B £1,817.72 EPC-C

Lease: 150 years from 01/01/2011

Service Charge: TBC

Ground Rent: TBC

Directions: what3words – suffice.axed.brain. This will take you to the communal front door.

Location: If you enjoy being part of a community, Graylingwell Park offers a huge range of activities which are organised by Chichester Community Development Trust. From a playbus and after school club to a Saturday Café and Watercolour classes. Facilities on the development include The Lodge community centre, where many of the events are held. Graylingwell Park is a unique development in 85 glorious acres of parkland, yet is only a mile from Chichester city centre with its excellent contemporary development, pedestrianised shopping precincts, the world renowned Chichester Festival Theatre and a mainline station to London Victoria. Goodwood is famous for its many event days including the world renowned Festival of Speed and Goodwood Revival for motor racing enthusiasts and a season of horse racing including Qatar Goodwood Festival. There are superb sailing facilities around Chichester Harbour and water sports from the beaches at West Wittering.

Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

To arrange a viewing call 01243 533377 view details online at

henryadams.co.uk

