



34 Longley Road, Chichester, PO19 6DD

Guide Price **£275,000**

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A spacious and light top floor apartment.

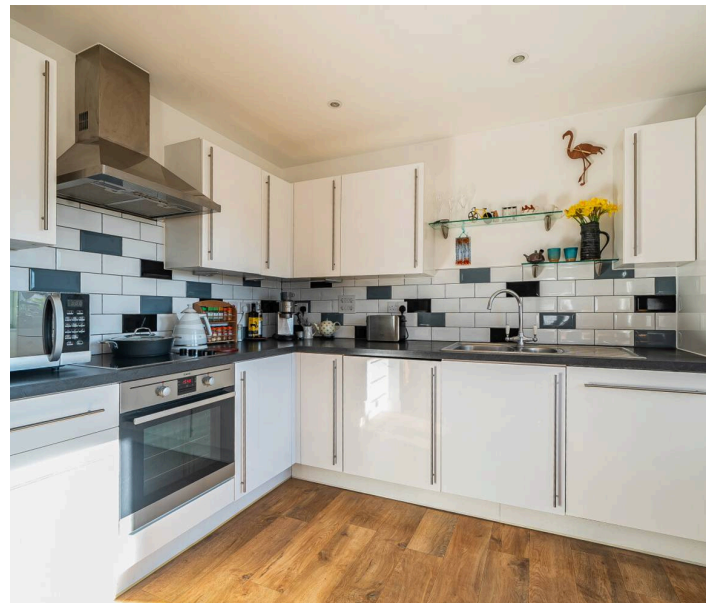
- Top floor apartment (stairs and lift)
- 900 sqft
- Open plan kitchen/sitting room
- Two double bedrooms
- En-suite shower room/WC
- Bathroom/WC
- Allocated parking
- Long lease

Situated within the highly sought-after Graylingwell development, just north of Chichester city centre, this stylish top floor apartment offers bright and well-proportioned living with views towards the South Downs.

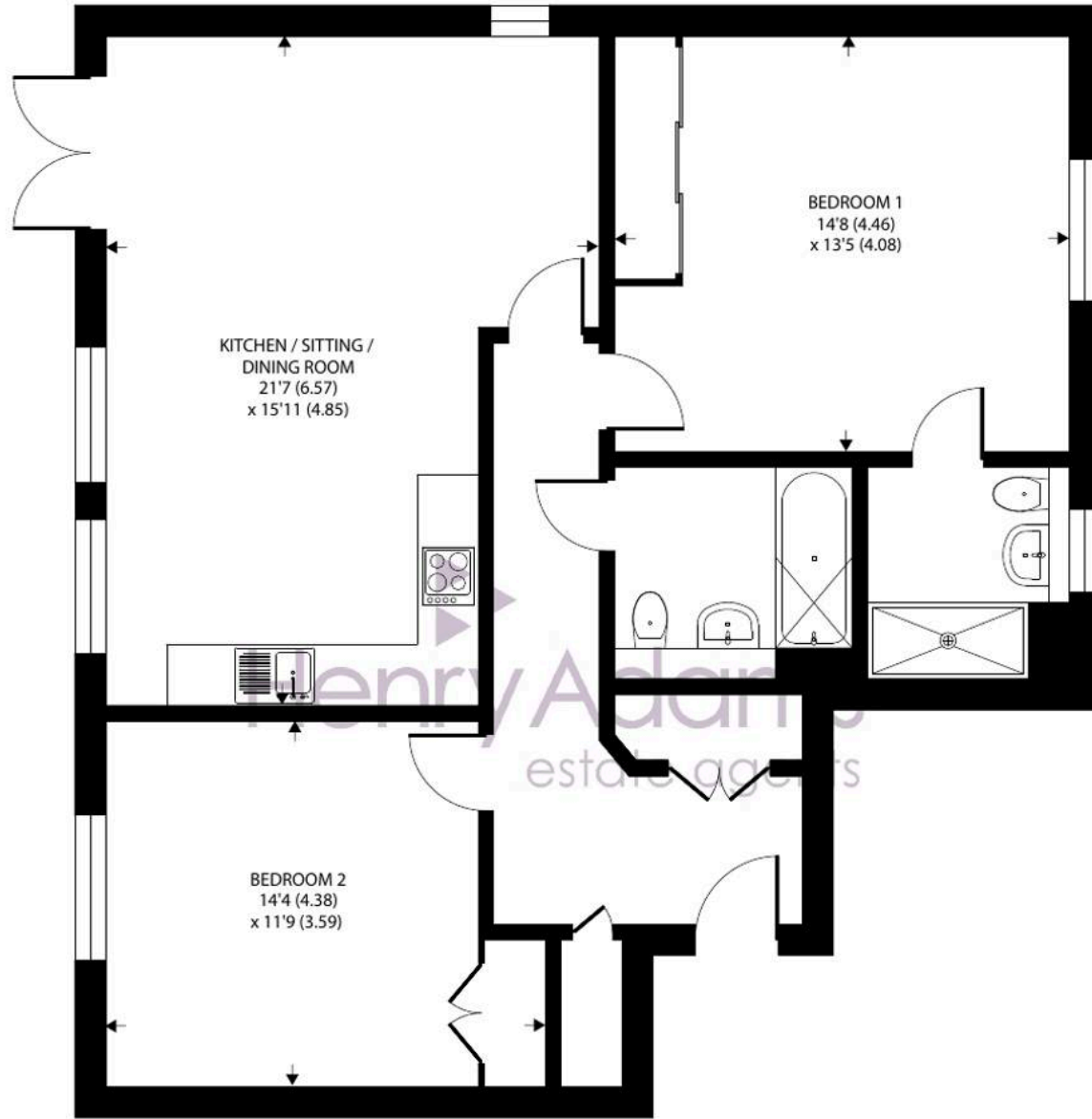
Owned since new, the property features a modern kitchen with integrated appliances, open plan to a spacious dual aspect sitting/dining area with a Juliet balcony, creating a light and sociable space. The principal bedroom benefits from an en-suite shower room/WC, complemented by a second double bedroom and a bathroom/WC.

Communal heating and hot water are supplied by Graylingwell Energy, providing a convenient and cost-effective solution.

The property also includes an allocated parking space to the front of the development, along with visitor parking.







KITCHEN / SITTING /
DINING ROOM
21'7 (6.57)
x 15'11 (4.85)

BEDROOM 1
14'8 (4.46)
x 13'5 (4.08)

BEDROOM 2
14'4 (4.38)
x 11'9 (3.59)

THIRD FLOOR

Approximate Area = 907 sq ft / 84.2 sq m

For identification only - Not to scale



Lease: 125 years from 01.01.2011

Service Charge: £2,789.40 pa

Ground Rent: N/A

Chichester District Council - 26/27 Tax Band C EPC-C

Location - Graylingwell Park is a unique contemporary development, set in 85 glorious acres of parkland, yet is only a mile from Chichester city centre, with its excellent pedestrianised shopping precincts and mainline station to London Victoria. In addition to this, there is a bus service every 30 minutes from Graylingwell Park into the city centre. 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. Nearby Goodwood is famous for its many event days. There are excellent sailing facilities around Chichester Harbour and water sports from the beaches at West Wittering. The area is a paradise for wildlife enthusiasts, with beautiful walks and cycle tracks over the South Downs and around the harbour.

Directions - Proceed north along College Lane and take the first turning right into Connolly Way. Follow the road along and Longley Road is on the right. The apartment block is a short distance along on the right. W3W - gets.decks.undulation

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

