



6 Longley Road, Chichester, PO19 6DD

Guide Price £530,000



## 6 Longley Road, Chichester

A well-proportioned town house.

- Sought after modern estate
- Four double bedrooms
- Versatile layout
- Two allocated parking spaces
- South facing rear garden
- Viewing highly recommended

This spacious town house is set within a highly sought-after modern estate, offering a versatile layout ideal for contemporary living.

The ground floor features a generous open-plan kitchen and reception area, perfect for both everyday living and entertaining, with doors opening onto a private south-facing garden. A convenient cloakroom completes this level.

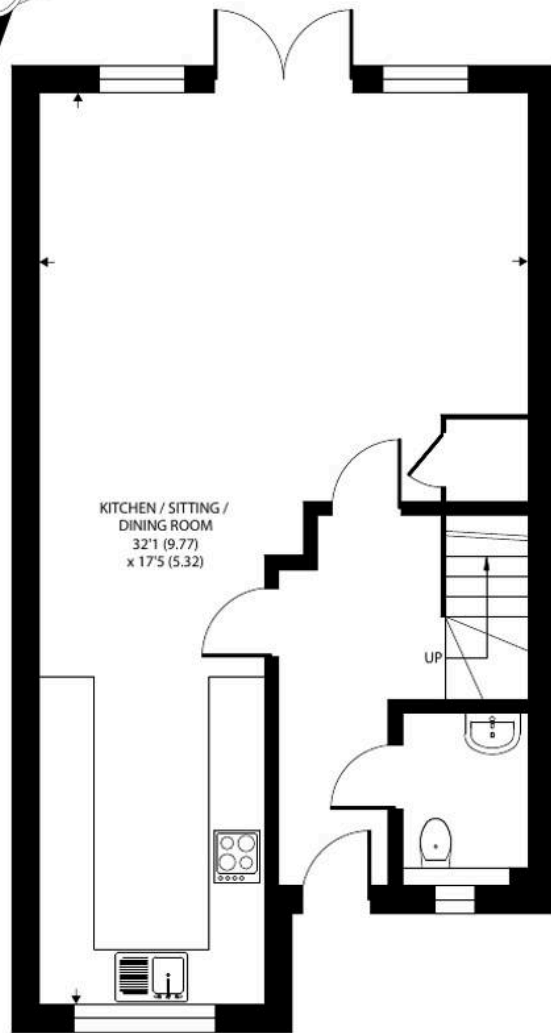
Upstairs, the first floor offers two well-proportioned double bedrooms, including one with an en-suite shower room, as well as a separate family bathroom. One of these bedrooms also benefits from a charming Juliet balcony. The top floor has two further double bedrooms, with the impressive principal suite featuring its own en-suite shower room and private balcony.

Additional highlights include two allocated parking spaces and a sunny south-facing rear garden, making this an ideal family home. Early viewing is highly recommended to fully appreciate all this property has to offer.

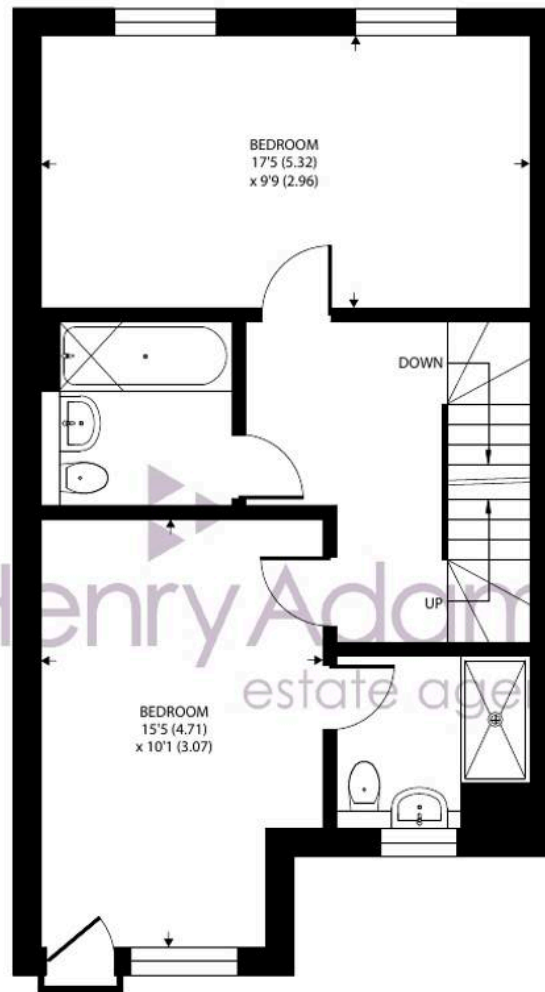
Estate Charge - Approx £980 pa



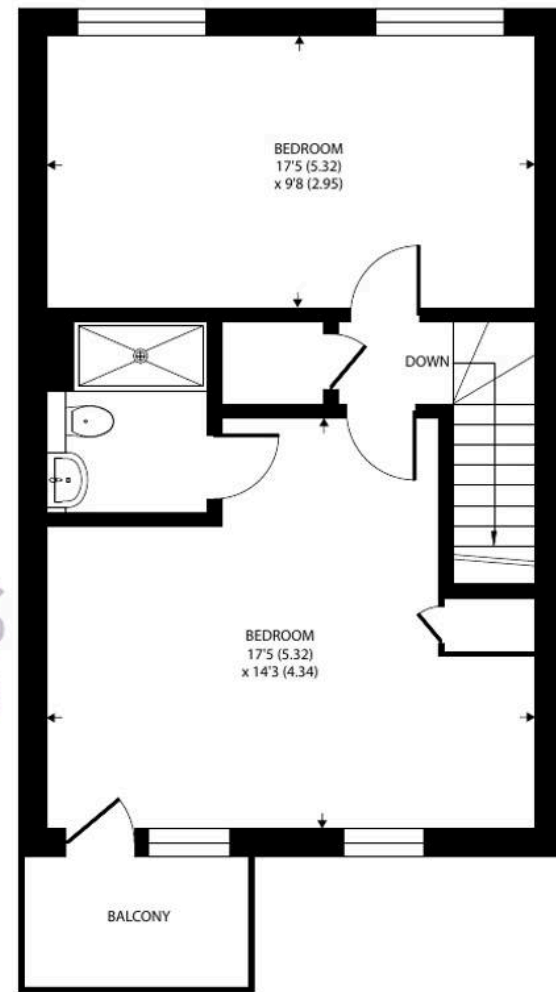




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Approximate Area = 1550 sq ft / 143.9 sq m

For identification only - Not to scale



**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 second turning right into Blomfield Drive. Follow the road along into Longley Road and the property is on the right into between Homestead Road and Longley Road. What3words - alarm.alive.sings

Chichester District Council - 26/27 Tax Band E £3,045.97 EPC-C

**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](http://henryadams.co.uk)

