



26 Longley Road, Chichester, PO19 6DD

Guide Price **£280,000**

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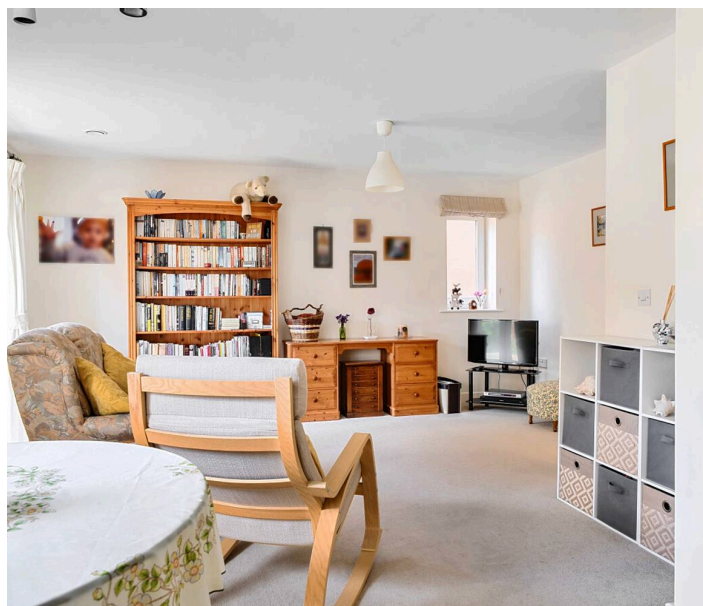
- Purpose built first floor apartment
- Two double bedrooms
- En-suite
- Dual aspect reception room
- Allocated parking
- Viewing recommended

Set within the award-winning Graylingwell Park development, this spacious and beautifully maintained apartment offers contemporary living in an exceptional setting. Accessed via both lift and stairs, the property is surrounded by approximately 85 acres of landscaped parkland, creating a peaceful environment while remaining within easy reach of everyday amenities.

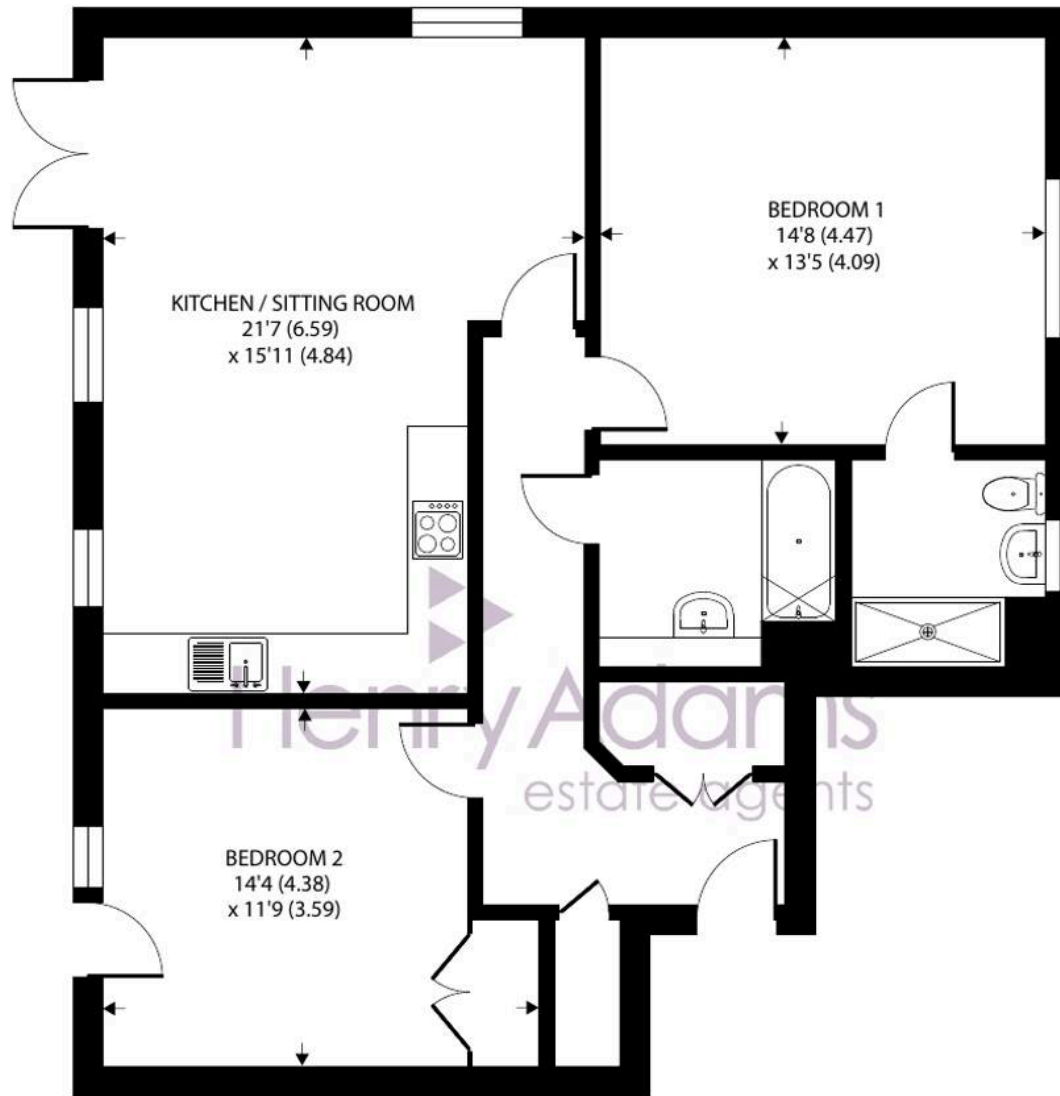
At the heart of the home is an impressive dual aspect 21ft open-plan living space, combining the kitchen, dining and sitting areas into a light-filled and versatile room. The contemporary kitchen is fitted with integrated appliances, while a Juliet balcony enhances the living area and allows plenty of natural light to flow through.

The accommodation comprises two generous double bedrooms, with the spacious principal bedroom benefitting from an en-suite shower room. A modern family bathroom, complete with a shower over the bath, serves the remainder of the apartment, and additional hallway storage adds to the practicality of the layout.

Outside, the property is further enhanced by an allocated parking space, with visitor parking available for family and friends.







FIRST FLOOR

Approximate Area = 910 sq ft / 84.5 sq m

For identification only - Not to scale



Lease: 150 year lease granted 01/01 / 2011

Service Charge: TBC

Ground Rent: TBC

Chichester District Council - 26/27 Tax Band C £2,215.25
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 regular bus service from Graylingwell Park into the city centre. Graylingwell Park offers a huge range of activities which are organised by Chichester Community Development Trust. On the development there is the Edge cafe which adjoins the Chapel and various well-being activities are available in the Pavilion. 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. What3words - 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

