



**Bell & Blake**  
SALES & LETTINGS

87 Longley Road, Chichester, West Sussex, PO19 6DB

Asking Price £550,000

## 87 Longley Road, Chichester, West Sussex, PO19 6DB



1



4



2



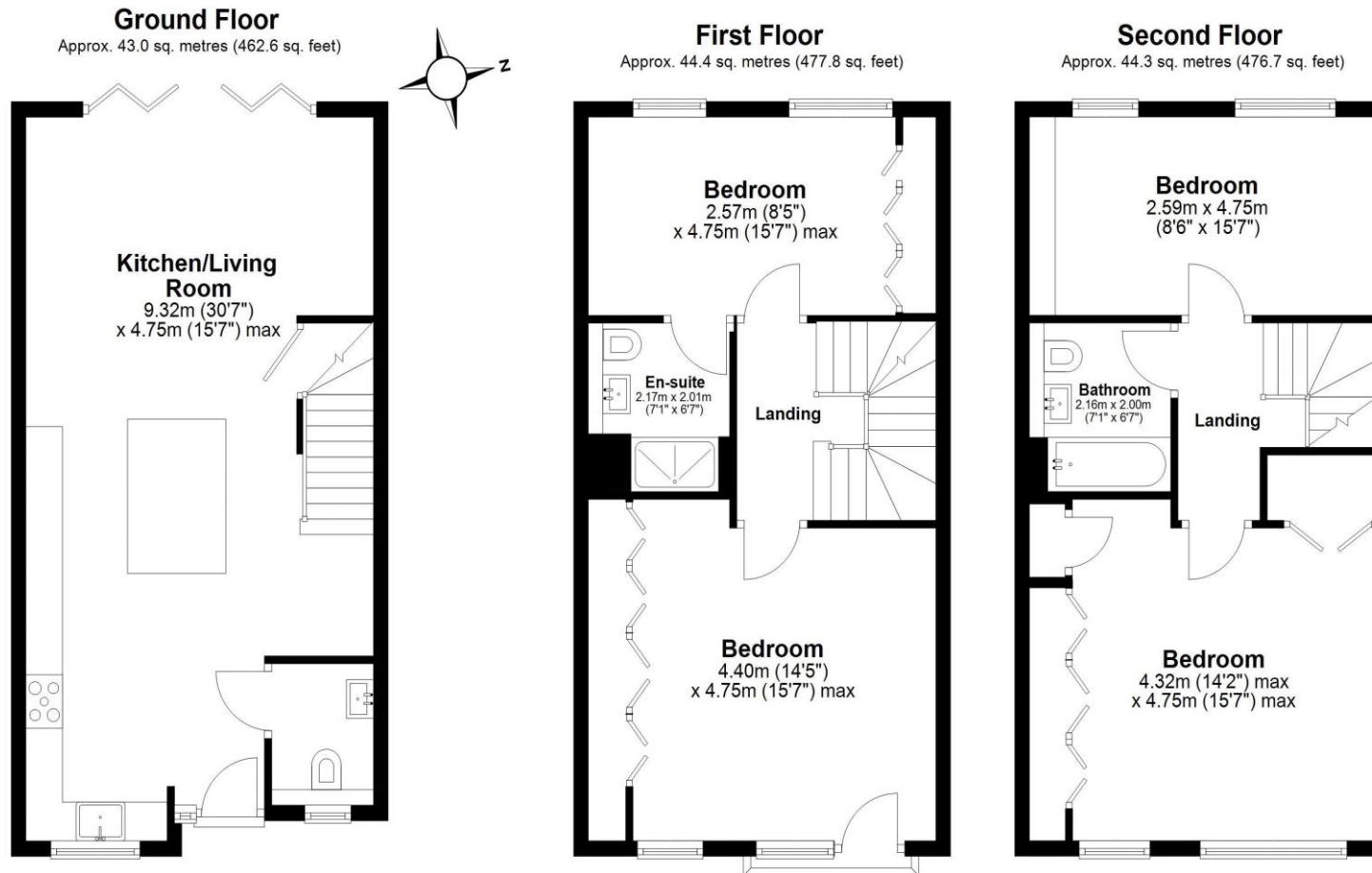
- Extensively refurbished luxury home
- Located in Graylingwell Park 85 Acres of parkland
- Just a 20 minute walk from the city centre
- 4 Double bedrooms (or 3 bedrooms and a study)
- 3 bathrooms (1 family bathroom, 1 ensuite and a downstairs WC)
- 2 Allocated parking spaces directly in front of the house and visitors permit bays
- Open plan kitchen dining living room with bi-fold doors onto landscaped Westerly aspect rear garden
- Ambient mood lighting throughout

Extensively refurbished and improved luxury home. This property is located on the popular Graylingwell Park development, set within 85 acres of glorious parkland and just a 20 minute walk from the city centre.

The house is meticulously presented with high-end finish, fitments and appliances. The accommodation comprises of 4 double bedrooms (4th bedroom currently used as a study), 3 bathrooms (1 family bathroom, 1 ensuite and a downstairs WC), a fantastic open plan kitchen dining living room with bi-fold doors and a custom built TV wall. The living space really comes alive at night with ambient mood lighting. Outside there is a fabulous landscaped Westerly aspect rear garden with lighting, pergola and a storage shed with power and light. There are 2 parking spaces to the front and visitor permit bays. An internal viewing is essential to appreciate all the property has to offer.

Council Tax Band: E





Total area: approx. 131.7 sq. metres (1417.1 sq. feet)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	77	86
EU Directive 2002/91/EC		
www.epc4u.com		

To arrange a viewing call 01243 790674 View details online at [bellandblake.co.uk](http://bellandblake.co.uk)