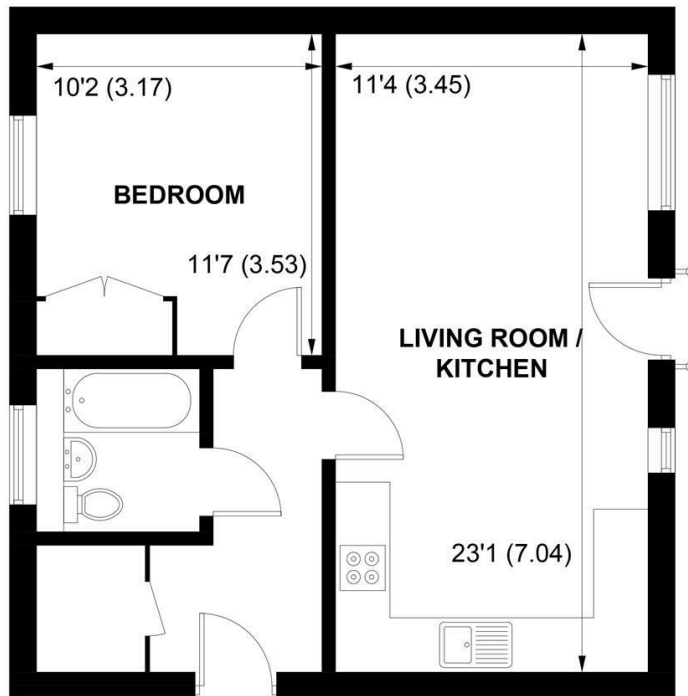




8 LONGACRE HOUSE LONGACRES WAY, CHICHESTER, WEST SUSSEX, PO20 2JG



SECOND FLOOR

APPROXIMATE GROSS INTERNAL AREA = 514 SQ FT / 47.8 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2024 ©
Produced for Sims Williams

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£210,000 Leasehold

8 LONGACRE HOUSE,
LONGACRES WAY,
CHICHESTER,
PO20 2JG

- Purpose Built One Bedroom Apartment
- Stylish Modern Interiors
- Chain Free
- Allocated Off Road Parking
- Bike Store
- Walking Distance To City Centre
- NHBC Warranty
- Open Plan Living Space
- Integrated Appliances

EPC RATING

Current = B

Potential = B

COUNCIL TAX BAND

Band = B

Immaculately presented one bedroom second floor apartment situated in the sought after Shopwyke Lakes estate with a high energy efficiency rating and the remainder of its NHBC warranty. The property benefits from stylish modern interiors throughout with bright spacious principal rooms and is offered chain free.

To the front of the property enjoying an appealing southerly aspect is the large open plan kitchen living space with a range of units at base and eye level, integrated appliances, electric hob and Juliette balcony granting views of the neighbouring lake. Adjacent is the double bedroom with fitted wardrobes and floor to ceiling window.

Completing the property is a large storage cupboard and stylish fitted bathroom suite with shower over bath, tiled walls, pedestal sink and heated towel rail.

The property is beautifully finished throughout and benefits from off road parking and a shared bike store. Shopwyke Lakes is situated just to the east of the city centre which itself

offers a wide range of cultural, leisure and shopping facilities, including the Pallant House gallery and renowned Festival Theatre.

There is the remainder of a 999 year lease with an annual ground rent of £1 and a service charge of £1226.

Directions...

From the city proceed in an easterly direction towards Sainsburys superstore. At the roundabout proceed west on the A27 and take the first turning on the left into Shopwhyke Lakes onto Western Road. Turn right into Longacres Way and then first left into Longacre House.

Disclaimer...

As the seller's agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property or issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.

