

# White & Brooks

CHICHESTER

## £369,995

Longacres Way • Chichester • West Sussex

### “End of Terrace Town House”



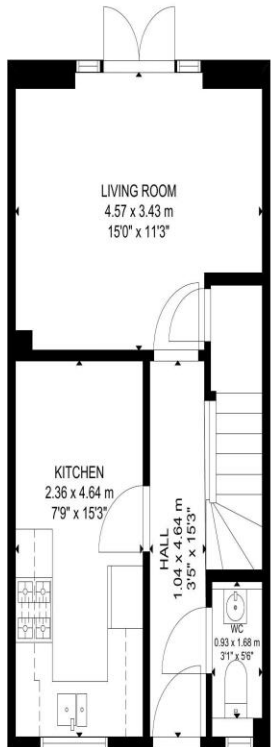
- ❖ 3 Bedrooms
- ❖ Family Bathroom
- ❖ Office
- ❖ Master En-Suite
- ❖ Cloak Room
- ❖ Kitchen / Breakfast Room
- ❖ Living Room

# About The Property

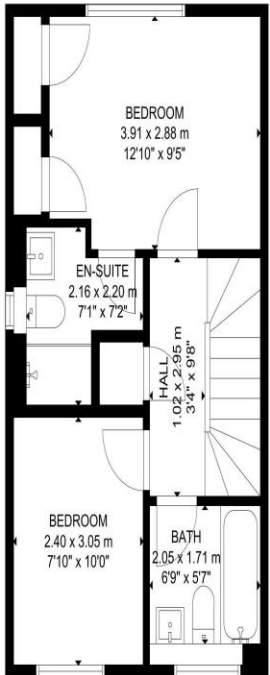
White & Brooks are pleased to bring to the market this modern end Terrace Town House in the sought after Shopwhyke Lakes Development. The accommodation briefly comprises 2 Bedrooms and Family Bathroom on the First Floor with an En-Suite to the Main Bedroom, to the Second floor a further double bedroom with En-Suite, and a room currently being used as an Office. To the Ground Floor is a Living Room, Kitchen / Breakfast Room and Cloakroom. The property further benefits from an enclosed rear garden with patio and lawned area, and there is also allocated parking. An internal viewing is essential to appreciate all the property has to offer. The nearby Historic City of Chichester has a range of independent and high street names along with a comprehensive range of entertainment facilities including a multi-screen cinema, sports centres with swimming pools and a selection of restaurants, public houses, wine bars and bistros. In addition, there is the recently extended award-winning Pallant House Gallery and the world renowned Festival Theatre.



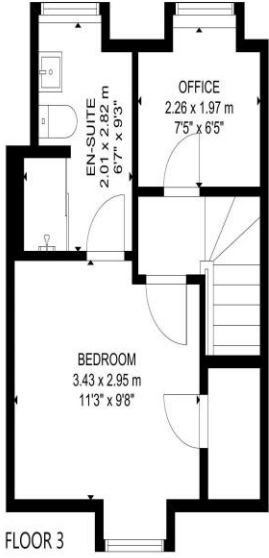
# Floorplan and EPC



FLOOR 1



FLOOR 2



FLOOR 3

GROSS INTERNAL AREA  
 TOTAL: 99 m<sup>2</sup>/1,072 sq ft  
 FLOOR 1: 37 m<sup>2</sup>/403 sq ft, FLOOR 2: 36 m<sup>2</sup>/389 sq ft  
 FLOOR 3: 26 m<sup>2</sup>/280 sq ft  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

| Energy Efficiency Rating                    |          | Current                 | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs |          |                         |           |
| (92-100)                                    | <b>A</b> |                         | 95        |
| (81-91)                                     | <b>B</b> | 84                      |           |
| (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 |          |                         |           |
| England, Scotland & Wales                   |          | EU Directive 2002/91/EC |           |



# Room Details

**Living Room** 15' 0" x 11' 3" (4.57m x 3.43m)

**Kitchen** 7' 9" x 15' 3" (2.36m x 4.64m)

**Cloak Room** 2' 11" x 5' 6" (0.90m x 1.68m)

**Bedroom 1** 12' 10" x 9' 5" (3.91m x 2.88m)

**En-suite** 7' 1" x 7' 3" (2.16m x 2.20m)

**Bedroom 2** 7' 10" x 11' 6" (2.40m x 3.5m)

**Family Bathroom** 6' 9" x 5' 7" (2.05m x 1.71m)

**Bedroom 3** 11' 3" x 9' 8" (3.43m x 2.95m)

**Ensuit** 6' 7" x 9' 3" (2.01m x 2.82m)

**Office** 7' 5" x 6' 6" (2.26m x 1.97m)

