



Longacres Way, Chichester, West Sussex, PO20 2GX

- An Impressive Three Double Bedroom Semi Detached Town House
- Modern Separate Kitchen Diner
- Private Sunny Garden
- Prime Chichester Location

GUIDE PRICE OF £390,000 - £400,000

- Driveway & Garage
- En Suite Shower Rooms & Family Bathroom
- Short Walk To Chichester City Centre
- Easy Access To A27 & Chichester Station



This well presented semi-detached house is perfectly positioned within the sought-after Shopwyke Lakes development. This contemporary home offers stylish and spacious living across three floors, with modern interiors and excellent transport links nearby.

Upon entering, you are welcomed into a bright and airy entrance hall, leading through to a sleek and well-appointed kitchen/breakfast room. Featuring a range of high-gloss units, quality worktops, and integrated appliances, this space is both stylish and practical.

To the rear of the property, the generously sized sitting room provides a relaxing environment, with doors opening directly onto the garden—ideal for entertaining or unwinding at the end of the day. A conveniently located cloakroom completes the ground floor.

The first floor hosts two well-proportioned bedrooms, including the principal bedroom with its own en suite shower room. The family bathroom is fitted with a modern white suite, including a bath with an overhead shower, a wall-mounted wash basin with a vanity unit, and a concealed cistern WC.

A further staircase leads to the second floor, where you'll find an additional spacious bedroom, complete with its own en suite and a useful dressing area—offering a private retreat or an ideal guest suite.

Externally, the property benefits from a neatly landscaped rear garden, primarily laid to lawn with a patio area perfect for outdoor dining. The front of the home provides off-road parking in addition to a garage, ensuring ample space for vehicles.

Situated within the thriving Shopwyke Lakes development, this home enjoys a prime location just a short distance from Chichester's historic city centre. Famed for its stunning cathedral, independent shops, and vibrant cultural scene, Chichester offers a wealth of attractions, including the renowned Festival Theatre, art galleries, and a fantastic selection of cafés, restaurants, and bars.

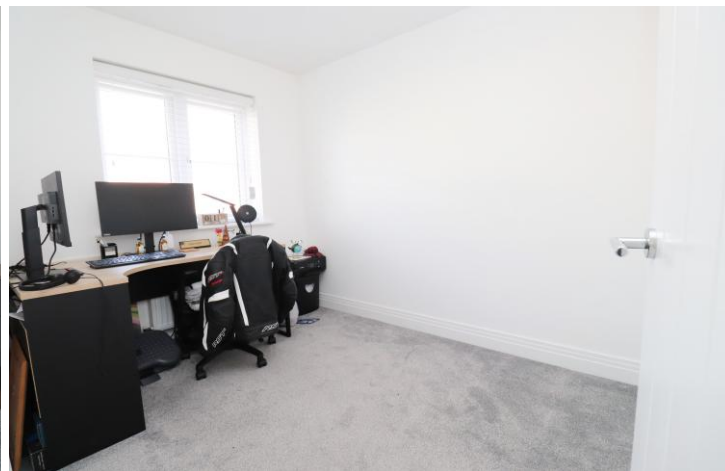
For those who love the outdoors, the Chichester Canal provides a scenic walking or cycling route into the city, while the South Downs National Park is just a short drive away, offering miles of rolling countryside to explore. Priory Park, with its beautiful gardens and historic Roman walls, is also within easy reach, providing a peaceful green space in the heart of the city.

Commuters will appreciate the excellent transport links, with Chichester railway station approximately 1.5 miles away, offering direct services to London Victoria (around 1 hour 30 minutes), Brighton, and Portsmouth. Road connections are equally convenient, with easy access to the A27 for travel along the south coast.

For motorsport and horse racing enthusiasts, Goodwood Estate—home to the famous Festival of Speed, Goodwood Revival, and Qatar Goodwood Festival—is less than 4 miles away. Whether you're drawn to its thrilling events, golf courses, or the elegant surroundings of Goodwood House, this world-class destination is right on your doorstep.

This fantastic location combines the best of city convenience with access to stunning countryside and renowned attractions, making it an ideal setting for both professionals and families alike.





Accommodation

GROUND FLOOR

ENTRANCE HALLWAY

SITTING ROOM
14'9" x 10'0" (4.50m x 3.05m)

KITCHEN / BREAKFAST ROOM
16'3" x 7'8" (4.95m x 2.34m)

W/C

FIRST FLOOR

BEDROOM 1
14'8" x 10'1" (4.47m x 3.07m)

EN SUITE

BEDROOM 3
9'9" x 7'4" (2.97m x 2.24m)

BATHROOM

SECOND FLOOR

BEDROOM 2
13'4" x 11'2" (4.06m x 3.40m)

EN SUITE

OUTSIDE

GARAGE
20'2" x 9'10" (6.15m x 3.00m)

DRIVEWAY

REAR GARDEN



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

APPROXIMATE GROSS INTERNAL AREA = 1064 SQ FT / 98.9 SQ M

GARAGE = 200 SQ FT / 18.6 SQ M

TOTAL = 1264 SQ FT / 117.5 SQ M

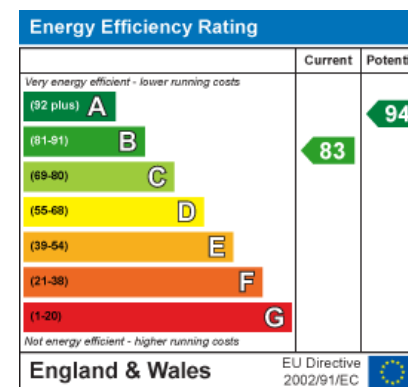
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Picture this...

Why not take a short walk into town and really soak up Chichester's historic charm by exploring the wide range of independent shops, cafés, and restaurants nestled within its picturesque streets?

This city is renowned for its vibrant culture, from the stunning Chichester Cathedral to the bustling markets and arts scene. Alternatively, take a leisurely stroll along the nearby canal or venture just a little further to the scenic South Downs, where you can enjoy breathtaking countryside views and peaceful walks.



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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