



Clarkes

Estate Agents & Lettings Agents

Asking Price
£460,000
Freehold

25 Longacres Way, Chichester, PO20 2EJ



Book a Viewing

01243 861344
Sales@ClarkesEstates.co.uk
27 Sudley Road, Bognor Regis, PO21 1EW
http://www.clarkesestates.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		93
(81-91)	B	85	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

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IMPORTANT NOTICE
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What the agent says... “,”

Offered to the market in exceptional condition with versatile accommodation set over three floors, this detached property is located in the popular Shopwyke Lakes development. This semi-rural area is set just to the east of Chichester with beautiful countryside all around, yet still close to the Portfield Retail Park.

Accommodation in brief on the ground floor comprises of a spacious open plan kitchen/dining room with snug area leading through patio doors to the garden, separate 18ft living room with bay window and a downstairs WC. The first floor includes two double bedrooms (one ensuite with dressing room and balcony) and a family bathroom, and the second floor includes two further bedrooms and an ensuite shower room.

Outside the rear garden is aimed at family entertainment with lawn and patio area, and access into the garage (currently set up as a gym). There is also off-road parking for two cars.

Chichester, with its wealth of amenities, restaurants and galleries is close by. Mainline rail services to London Victoria (appx 90 minutes journey) is easily accessible, as are bus routes connecting other towns and cities along the south coast.



- Detached Modern Home
- Four Double Bedrooms
- Open Plan Kitchen/Diner
- 18ft Living Room
- Immaculate Decoration
- Garage & Off Road Parking



Accommodation

Ground Floor

Entrance Hall - 1.17m x 5.07m (3'10" x 16'7")
 Cloakroom - 0.91m x 1.66m (2'11" x 5'5")
 Living Room - 3.23m x 5.76m (10'7" x 18'10")
 Kitchen/Diner - 5.55m x 3.33m (18'2" x 10'11")
 Snug - 3.32m x 2.89m (10'10" x 9'5")
 Garage - 3.01m x 5.92m (9'10" x 19'5")

First Floor

Bedroom 1 - 3.87m x 3.3m (12'8" x 10'9")
 Balcony - 3.11m x 2.42m (10'2" x 7'11")
 Ensuite - 1.57m x 2.83m (5'1" x 9'3")
 Dressing Room - 2.64m x 1.86m (8'7" x 6'1")
 Bedroom 2 - 3.25m x 3.51m (10'7" x 11'6")
 Bathroom - 2.19m x 1.91m (7'2" x 6'3")

Second Floor

Bedroom 3 - 4.47m x 3.96m (14'7" x 12'11")
 Bedroom 4 - 3.29m x 3.35m (10'9" x 10'11")
 Ensuite - 2.17m x 3.35m (7'1" x 10'11")

Council Tax: Band F

