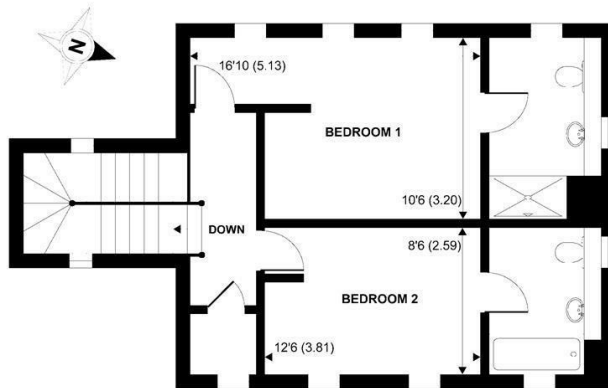




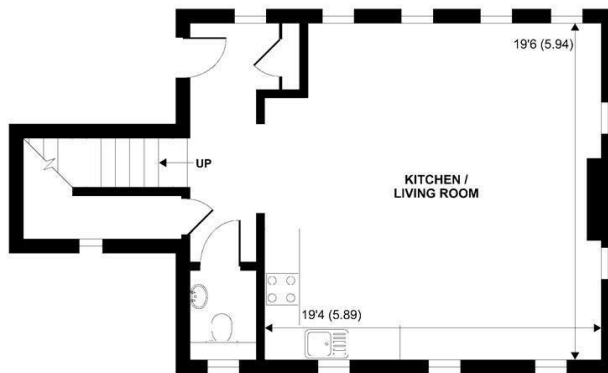
Sims Williams



78 LONGLEY ROAD, GRAYLINGWELL PARK, CHICHESTER, WEST SUSSEX, PO19 6DD



FIRST FLOOR



GROUND FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 1042 SQ FT 96.8 SQ METRES

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2016©

£1,350 PCM

78, LONGLEY ROAD,
GRAYLINGWELL PARK CHICHESTER,
WEST SUSSEX, PO19 6DD

- Fantastic Duplex Property
- Tastefully Presented
- Kitchen With Appliances
- Sitting Room/Dining Room
- Two Bedrooms
- Two Bathrooms
- Great Spot Near Hospital
- Two Parking Spaces
- Five Week Security Deposit

EPC RATING

Current = C

Potential = C

COUNCIL TAX BAND

Band = D

This fine property was converted from a Victorian building by Linden Homes as part of the renowned Graylingwell Park development. Arranged on two floors, the property has a lovely open plan feel on the ground floor.

After entering the entrance lobby, there is a very pleasant open plan sitting room and kitchen, which provides a super area for relaxing and dining. The first floor consists of two very generous double bedrooms, both of which have en suite facilities.

All the fittings are very stylish, with the kitchen being comprehensively fitted with a range of quality appliances, including hob, oven and dishwasher. The bathroom fittings are also tastefully fitted and with the high ceilings and large sash windows, in keeping with the era of the property, there is a great feeling of space and light.

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Just to the front of the entrance, there is an informal patio area which is ideal for a small table and chairs.

There are two parking spaces allocated (bay numbers 2088 and 2089, located near the front door), as opposed to the usual one space and there are glorious park style grounds for the residents to enjoy, including a central "green", which provides a focal point for the development.

Longley Road sits just on the north side of Chichester. There is a regular bus service into the city, usually running every 15 minutes or so, meaning that one can avoid driving into town too regularly.

The top of North Street is less than a mile distance from Graylingwell Park and there are numerous shops and restaurants in the city, along with the famous Festival Theatre. Sporting activities include golf and racing at Goodwood and sailing at Chichester Harbour.

Application and Fees Holding Deposit – capped at One weeks rent Paid by you to reserve the Property. This will only be retained by us if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/or Deed of Guarantee) within 15 calendar days.

Sales & Lettings offices in Arundel, Bognor Regis, Chichester & Walberton

