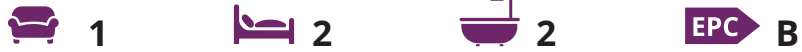




## 24 Longley Road, Chichester

An immaculate first floor apartment within a purpose built development.



- ▶ **First floor (stairs & lift)**
- ▶ **Two double bedrooms**
- ▶ **En-suite shower room/WC**
- ▶ **Allocated parking**
- ▶ **Long lease**
- ▶ **900 sqft**
- ▶ **Open plan kitchen/sitting room**
- ▶ **Bathroom/WC**
- ▶ **Vacant possession**

Situated within the popular Graylingwell development to the north of Chichester city centre, lies this stylish two double bedroom first floor apartment.

Owned since new by the current owners, the property offers particularly bright and spacious accommodation. The kitchen benefits from integrated appliances which include an oven, hob, washer/dryer, fridge freezer and dishwasher. The kitchen/breakfast room is open plan to the sitting room and enjoys a Juliet balcony. The principal bedroom benefits from an en suite shower room/WC. A further double bedroom and bathroom/WC complete the accommodation.

Graylingwell Energy supplies communal heating and hot water providing a convenient and cost effective solution to traditional systems.

The apartment benefits from an allocated parking space which is situated outside the communal entrance.

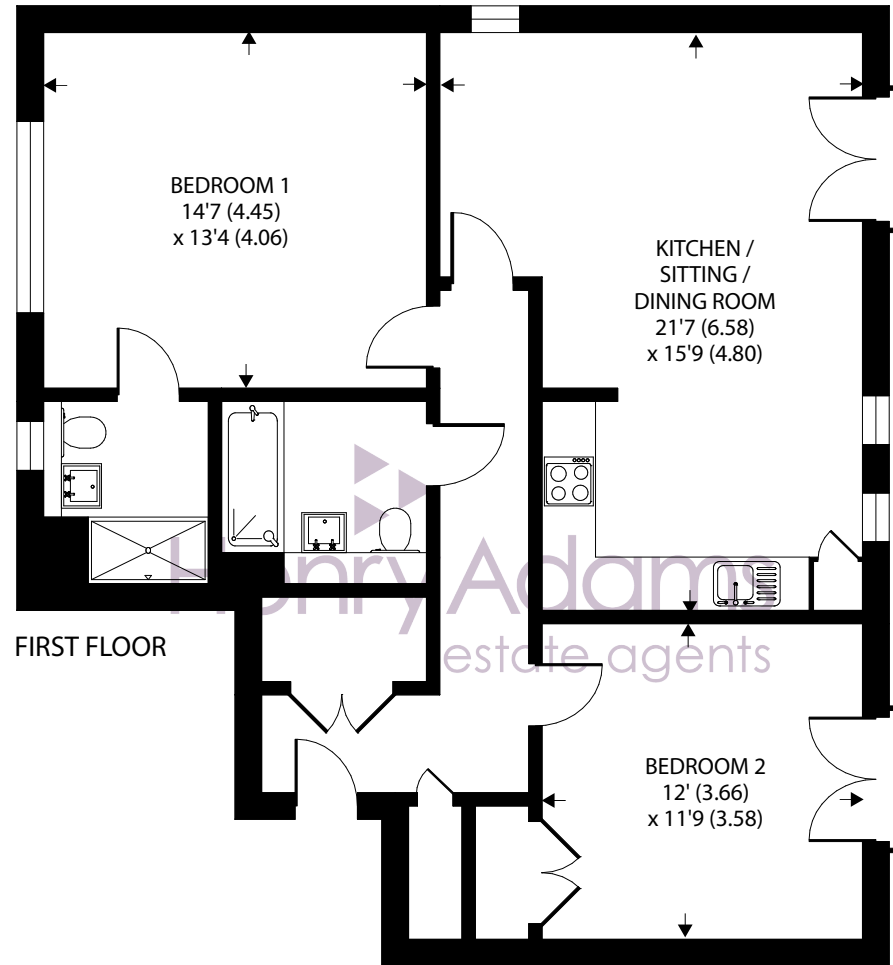
Leasehold - balance of 150 year term.

Service Charge - 2023/24 budget £2,679

Ground Rent - £0

Chichester District Council - 24/25 Tax Band C £1,977.87





Approximate Area = 903 sq ft / 83.9 sq m

For identification only - Not to scale



Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

## Location

Graylingwell Park is a unique contemporary development, set in 85 glorious acres of parkland, yet is only a mile from Chichester city centre, with its excellent pedestrianised shopping precincts and mainline station to London Victoria. In addition to this, there is a bus service every 30 minutes from Graylingwell Park into the city centre. Graylingwell Park offers a huge range of activities which are organised by Chichester Community Development Trust. From a playbus and after school club to a Saturday Café and Watercolour classes. Facilities on the development include The Lodge community centre, where many of the events are held. Nearby Goodwood is famous for its many event days. There are excellent sailing facilities around Chichester Harbour and water sports from the beaches at West Wittering. The area is a paradise for wildlife enthusiasts, with beautiful walks and cycle tracks over the South Downs and around the harbour.

## Directions

Proceed north along College Lane and take the first turning right into Connolly Way. Follow the road along and Longley Road is on the right. The apartment block is a short distance along on the right. W3W - gets.decks.undulation

