



110 Longley Road | Chichester | PO19 6DD

Guide Price £220,000

Leasehold



**hancock**

Lettings & Estate Agents

Longley Road | Chichester | PO19 6DD  
Guide Price £220,000

- Located within a sought after area
- Juliet balconies to both the living area and bedroom
- Allocated parking
- Modern bathroom
- Sold With No Onward Chain
- Open plan kitchen/reception room
- Lift access
- Modern kitchen
- Shared Ownership Is Available

Sold With No Onward Chain - Situated within the Graylingwell estate, this well presented one bedroom second-floor apartment enjoys a convenient setting on Longley Road, just a short distance from Chichester city centre, the railway station and local amenities.

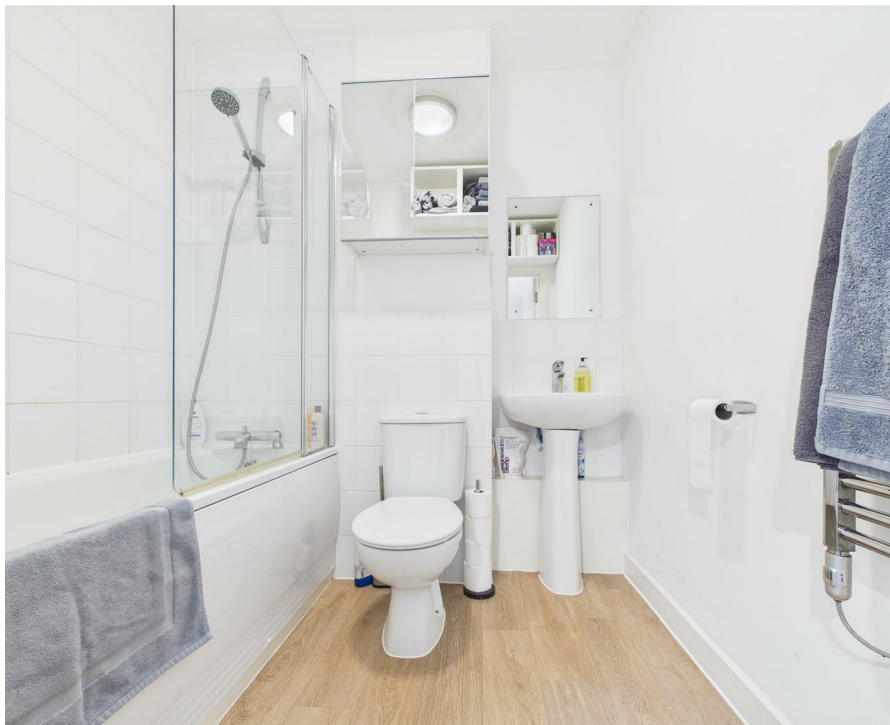
Positioned on the second floor, the property benefits from pleasant views across the gardens and surrounding historic buildings.

The accommodation comprises a spacious entrance hallway with a useful storage cupboard. There is a bright and well proportioned open-plan kitchen/reception room, finished to a modern standard and providing ample space for both living and dining. Double doors open onto a Juliet balcony. The double bedroom also benefits from its own Juliet balcony . A modern bathroom completes the accommodation, fitted with contemporary fixtures.



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Further benefits include an allocated parking space, visitor parking, and a secure entry system with intercom.

Graylingwell is a popular residential estate set within landscaped grounds, offering a peaceful environment with attractive open spaces, communal gardens and an on-site café, while remaining conveniently close to Chichester city centre. Chichester is a historic cathedral city known for its vibrant cultural scene, excellent shopping and dining, and strong transport links, including a mainline railway station with services to London and the South Coast. The area also benefits from easy access to the South Downs, coastal destinations and a wide range of leisure and recreational facilities.

Additional information:

Tenure : Leasehold

Terms of lease: 125 years, 110 years remaining

Service Charge : £1884 per annum

Council Tax Band : B

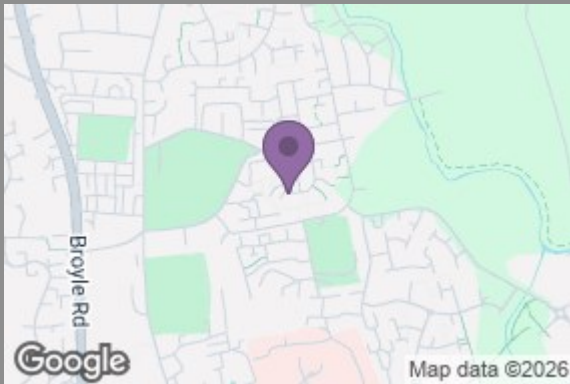
EPC : C

Broadband : Up To 71mbps

Mobile : Good - 02 & Vodafone, Okay - Three & EE

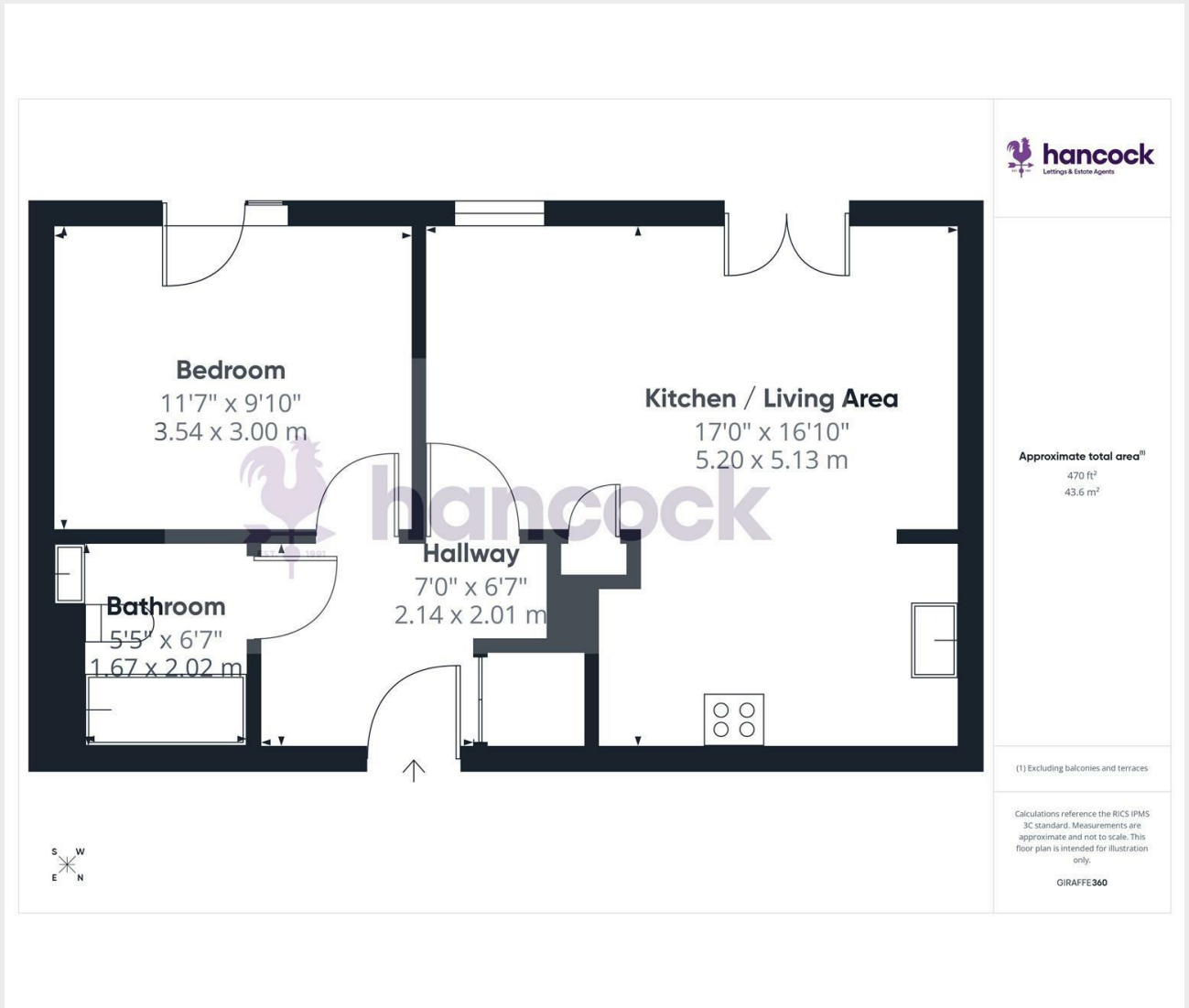
Shared Ownership is available - enquire for more details or look at additional listing online.

Agents Note: Upon acceptance of an offer, Hancock and Partners will complete an online identity check via Lifetimelegal. The cost of this check is £58 including VAT per purchase. This charge verifies your identity in accordance with HMRC requirements, and documentation confirming your identity and address will be required.



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>75</b>	<b>75</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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