



22 Lloyd Road, Chichester, PO19 6AZ

Guide Price £380,000



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- Well-proportioned terraced house
- No forward chain
- Popular residential development
- Hall and ground floor cloakroom
- South facing sitting room
- Fitted kitchen
- Principal bedroom with en-suite shower room
- Two further bedrooms and bathroom
- Enclosed south facing garden
- Allocated parking space and visitors' parking

Offered for sale with no forward chain, this well-proportioned terraced home is situated on a popular residential development and provides spacious, well-presented accommodation throughout.

The welcoming entrance hall features a useful understairs cupboard and leads to a fitted kitchen with integrated appliances, a ground floor cloakroom and a bright south-facing sitting room overlooking the garden. Upstairs, the landing benefits from additional storage cupboards and serves a principal bedroom with en suite shower room, two further bedrooms and a family bathroom.

Outside, the enclosed south-facing garden offers an ideal space for relaxing and entertaining, whilst allocated parking and visitors' parking add further convenience.

Communal heating and hot water are supplied by Graylingwell Energy, providing a convenient and cost-effective solution.

Estate Charge - £580.02 pa







Approximate Area = 1101 sq ft / 102.2 sq m

For identification only - Not to scale



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 regular bus service from Graylingwell Park into the city centre. Graylingwell Park offers a huge range of activities which are organised by Chichester Community Development Trust. On the development there is the Edge cafe which adjoins the Chapel and various well-being activities are available in the Pavilion. 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 after passing the University of Chichester on your right, take the second turning on the right into Blomfield Drive. Take the further turning on the left into Lloyd Road and the road bends round to the right number 22 will be found on the right.

What3words - inform.melt.shout

Chichester District Council - 26/27 Tax Band D £2,492.15 EPC-C

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.

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