



100 Longley Road, Chichester - PO19 6DD

Guide Price £275,000 Leasehold



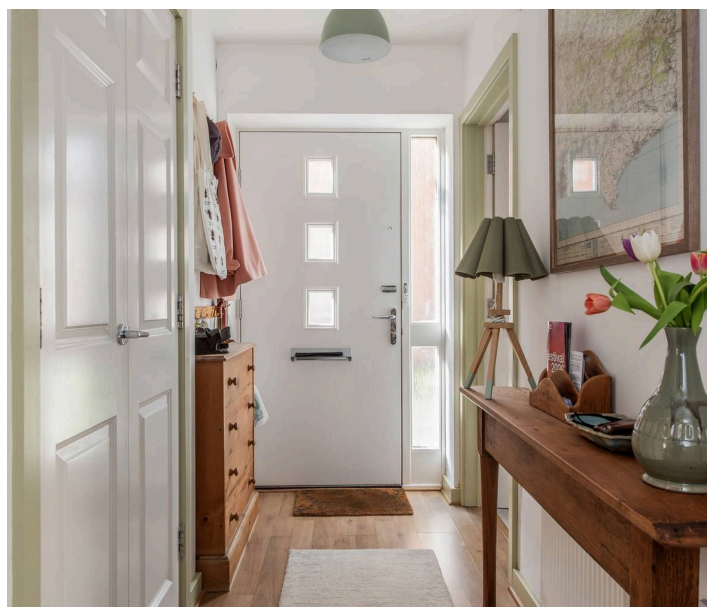
STRIDE & SON

100 Longley Road

Chichester

A well presented and purpose built 2-bedroom ground floor flat with its own private entrance and designated parking space, forming part of the popular Graylingwell Park development situated only about 1 mile to the north of Chichester city centre.

- Ground floor, purpose-built two-bedroom apartment
- Private front entrance
- Sought-after Graylingwell development north of Chichester
- Bright sitting/dining room with good natural light
- Modern fitted kitchen with integrated appliances
- Two well-proportioned double bedrooms
- Contemporary bathroom
- Set within attractively landscaped communal grounds
- Convenient for city centre, hospital and transport links
- Ideal for first-time buyers, downsizers or investors







ACCOMMODATION:

The front door opens into an entrance hall with wood-effect flooring and space for coats and shoes.

The sitting/dining room is a bright and generous space, enhanced by large windows that bring in excellent natural light and provide a pleasant outlook across the surrounding development. There is ample room for both relaxing and dining, with a natural flow through to the adjoining kitchen which is neatly arranged and well equipped with contemporary units, integrated oven and hob, extractor hood and good worktop space, all finished in a clean, modern style.

Both bedrooms are good sized doubles. The principal bedroom enjoys a calm and leafy aspect, with space for wardrobes and additional furniture, while the second bedroom works equally well as a guest room or home office. The bathroom sits off the hallway and is fitted with a modern white suite, including bath with shower over, wash hand basin and low-level WC.

Externally, the building sits within beautifully maintained communal gardens featuring open areas of lawn and mature planting and trees. The property has designated parking nearby.



LOCATION:

Longley Road which lies only about 1 mile to the north of the city centre, sits on the edge of the Graylingwell Park development, which enjoys 85 acres of parkland and is within easy reach of Oaklands Park, Chichester Festival Theatre, university, rugby and tennis clubs.

The cathedral city of Chichester offers excellent high-street shopping, many fashionable restaurants, cafes, bars, a leisure centre with swimming pool, sports clubs, cinemas, and is home to the Pallant House Gallery.

To the north of the city is the Goodwood Estate, which is famous for its many sporting event days including the much-celebrated Festival of Speed and Goodwood Revival for motor racing enthusiasts, and a season of horseracing including the Qatar Festival. There are bus stops nearby, and Chichester's centrally located train station provides services along the coast to Portsmouth and Brighton, and to London Victoria.

INFORMATION: Services: All main, except gas. Heat Exchange Unit for heating and hot water supplied by biomass fired communal heating system (Graylingwell Energy)

Tenure: Leasehold. 112 years unexpired | Service charge: (2026) £1,432.27 per annum. | Pet Policy: Pets allowed with consent | Ground Rent: NIL | Local Authority: Chichester District Council | Council Tax Band: Band B | Energy Rating: Band C

what3words: ///under.drives.goods





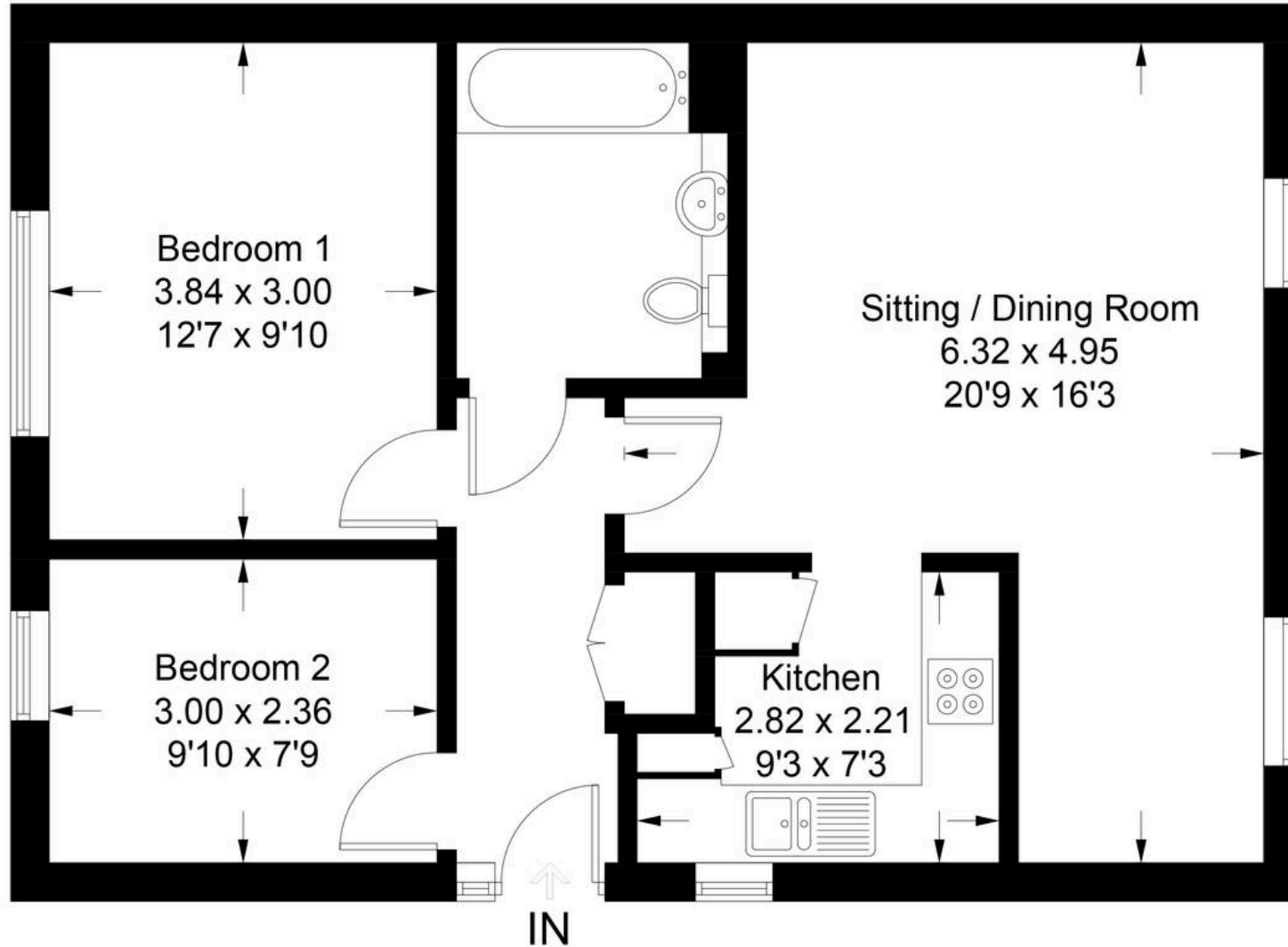
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Approximate Gross Internal Area = 59.8 sq m / 644 sq ft



Produced for Stride & Son Estate Agent.



Ground Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Created by Emzo Marketing 2026. (ID1294977)



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