



246 Longley Road, Chichester, PO19 6EA

Guide Price **£275,000**

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- Popular location
- First floor apartment
- Two bedrooms
- Character features
- Allocated parking space
- Viewing recommended

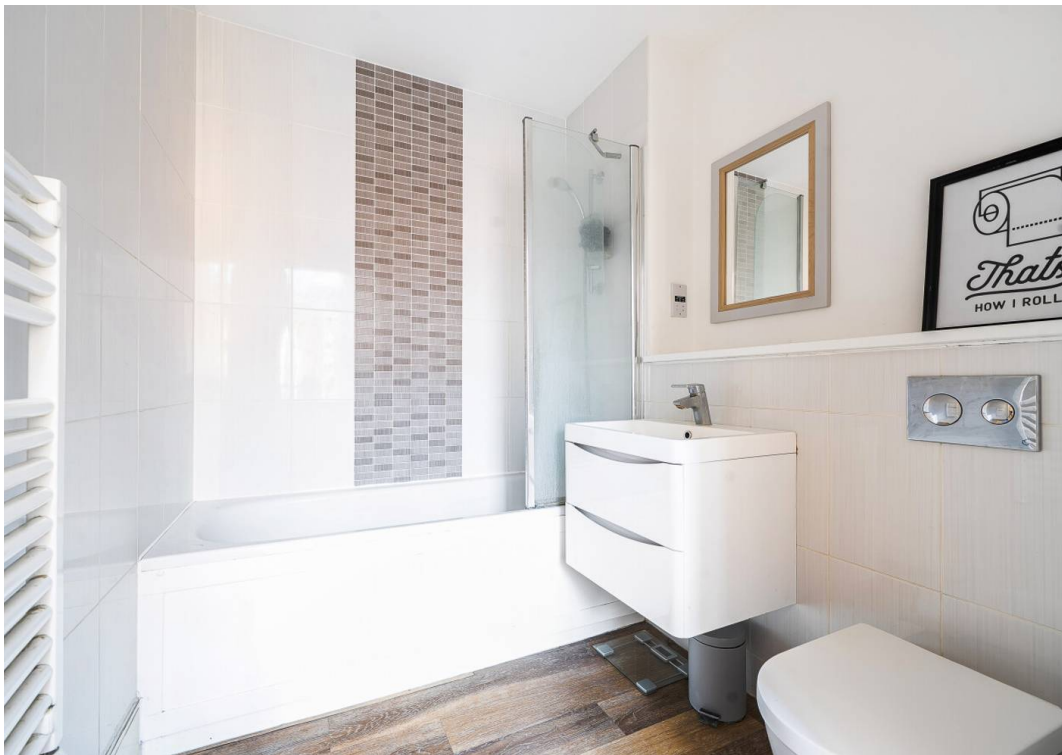
This attractive first-floor apartment sits within a beautiful conversion on the ever-popular Graylingwell development, approached via a communal entrance shared exclusively by just two homes, enhancing its sense of privacy.

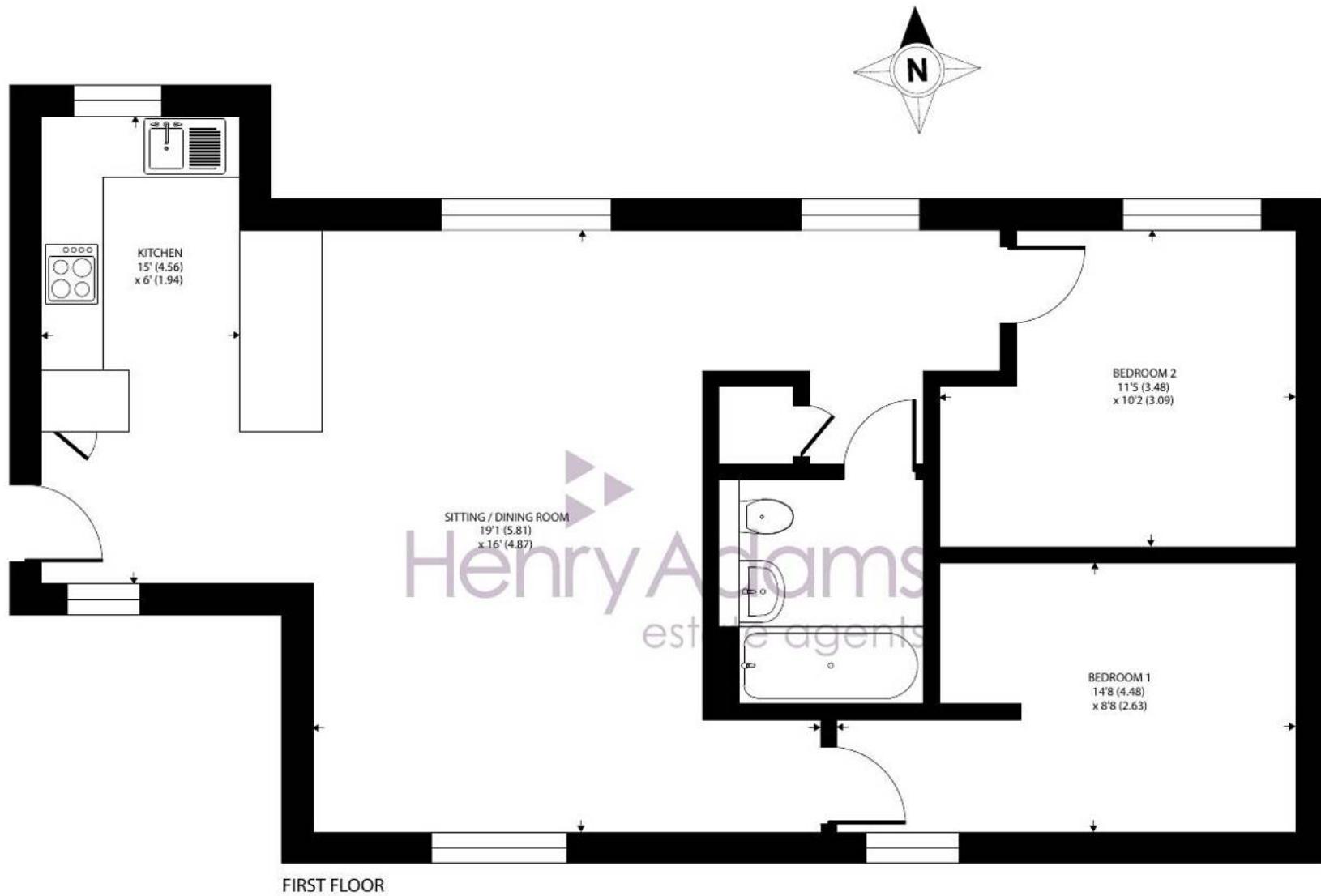
The open-plan living space is bright and welcoming, complemented by a modern kitchen with integrated appliances and two well-proportioned double bedrooms. A stylish bathroom/WC completes the layout.

Throughout the property, character features such as high ceilings and attractive sash windows add charm and individuality.

An allocated parking space further strengthens its appeal, making this a superb opportunity for buyers seeking convenience, comfort and a touch of period character.







Approximate Area = 727 sq ft / 67.5 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.

Leasehold – 150 years granted 01/01/2011

Service charge – Current service charge is £207 per month.

Ground Rent – N/A

Chichester District Council – 26/27 Tax Band C £2,215.25
EPC-B

Directions – What3words – rips.gross.cotton

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.

To arrange a viewing call 01243 533377 view details online at henryadams.co.uk

