



82 Longley Road, Chichester, PO19 6DD

Guide Price £275,000

 **Henry Adams**
estate agents

82 Longley Road, Chichester

- Spacious ground floor apartment within the popular Graylingwell Park development
- Attractive Linden Homes conversion, dating from 2013
- Conveniently situated approximately one mile north of Chichester city centre
- Fabulous open-plan living and kitchen space with impressive 10'5" high ceilings
- Tall sash-style windows providing an abundance of natural light
- Modern fitted kitchen with integrated appliances and contrasting worktops
- Two well-proportioned bedrooms
- Modern bathroom with bath, shower over and glass screen
- Allocated parking space outside the front door
- Pets permitted with consent

A spacious two-bedroom ground floor apartment forming part of a tasteful conversion by Linden Homes in 2013, situated within the popular Graylingwell Park development, approximately one mile north of Chichester city centre.

The property occupies a pleasant position within a small cul-de-sac and benefits from an allocated parking space outside the front door.





The apartment combines traditional proportions, including impressive 10'5" high ceilings and tall sash windows, with contemporary fittings designed for modern living.

The entrance hall has a useful recessed area suitable for coats and storage and leads into the fabulous open-plan living space. This impressive room incorporates a spacious sitting area with tall sash windows and a modern kitchen fitted with light gloss-fronted units, contrasting dark grey worktops and a range of integrated appliances, including an electric oven and grill, ceramic hob, cooker hood, dishwasher, fridge and freezer.

A rear hall, with a further tall window, leads to the principal bedroom and bathroom. The bathroom is fitted with a bath, shower over, and glass shower screen. An inner hall provides access to the second bedroom and also houses a large utility cupboard with space and plumbing for a washing machine.

Heating is provided via the central system operated by Graylingwell Energy. Pets are permitted, subject to the prior consent of the landlord or managing agent.

Lease: 150 years from 1 January 2011

Ground Rent: £0

Service Charge: £2,312.40 for the year ending 30 September 2027

Community Charge: £75

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







GROUND FLOOR

Approximate Area = 743 sq ft / 69 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 out of Chichester along Broyle Road. After about half a mile turn right into Wellington Road. At the crossroad proceed straight ahead and follow the road to the far end. Turn right into Bloomfield road, then right again into Longley Road. Take the first turning on the right and number 82 is at the far end on the left. What3words - voted.they.singer

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

