



33 Longacres Way, Chichester, PO20 2EJ

Guide Price £375,000

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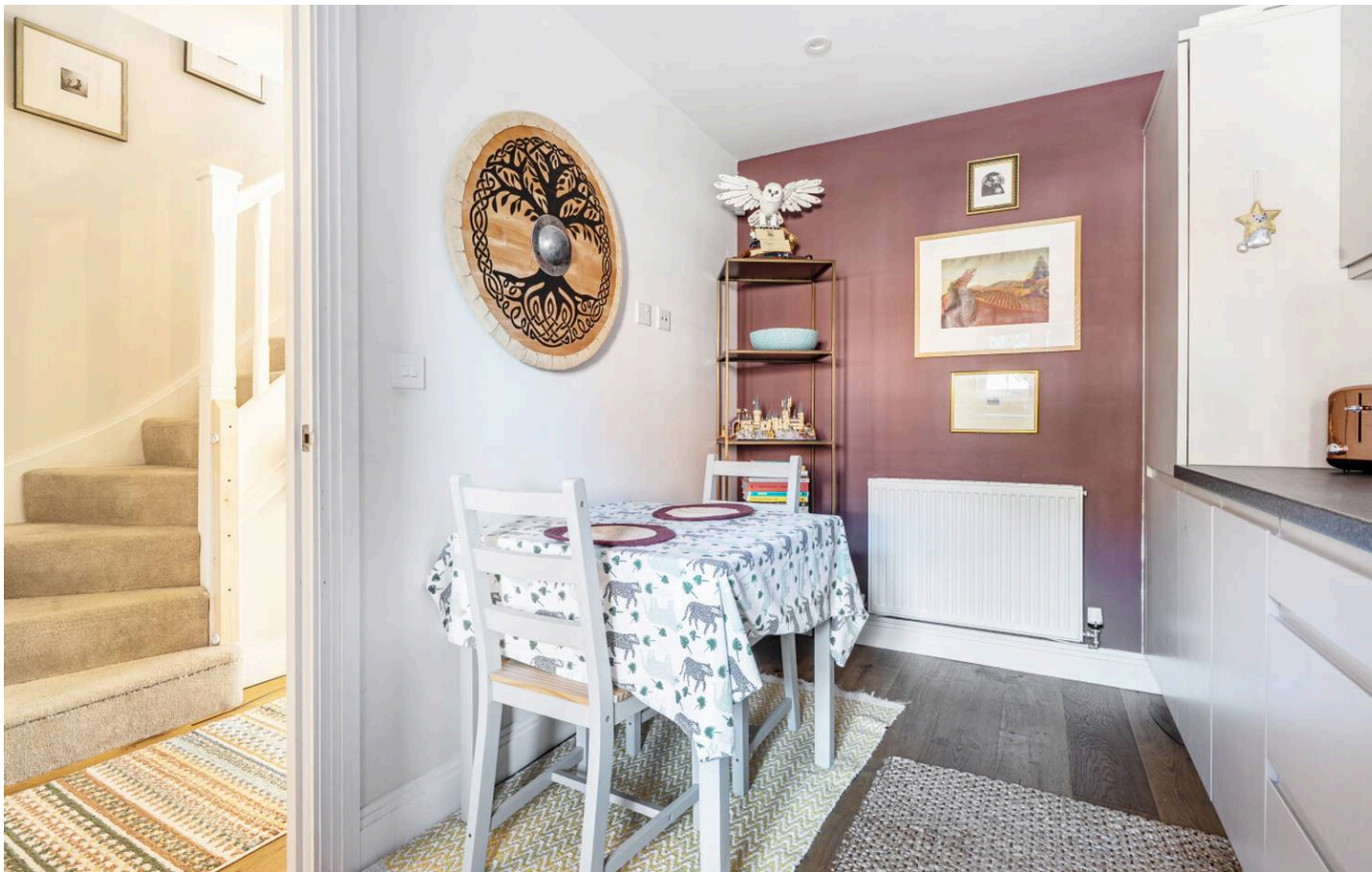
An impressive town house with flexible accommodation, on the eastern outskirts of the city.

- An attractive end-of-terrace town house
- Built by Cala Homes in 2017
- Arranged over three floors
- Well-appointed kitchen/dining room
- Spacious sitting room
- Principal bedroom with en suite-shower room
- Two further bedrooms on the second floor, one with en-suite
- South-west facing rear garden
- Carport and additional private parking space
- Popular Shopwhyke development

A well-presented three/four bedroom end-of-terrace townhouse, built by Cala Homes in 2017 and situated on the popular Shopwhyke development, approximately one and a half miles from Chichester city centre with easy access to the A27.

The development offers a range of amenities including attractive lakeside walks, a children's play park, recreation area, chemist and community clubhouse.





The property provides bright and versatile accommodation arranged over three floors. On the ground floor, there is a spacious entrance hall with cloakroom, a well-appointed kitchen/dining room to the front with a range of integrated appliances including electric oven, gas hob, cooker hood, washing machine, dishwasher, fridge and freezer, while the sitting room has French doors opening onto the south-west facing rear garden.

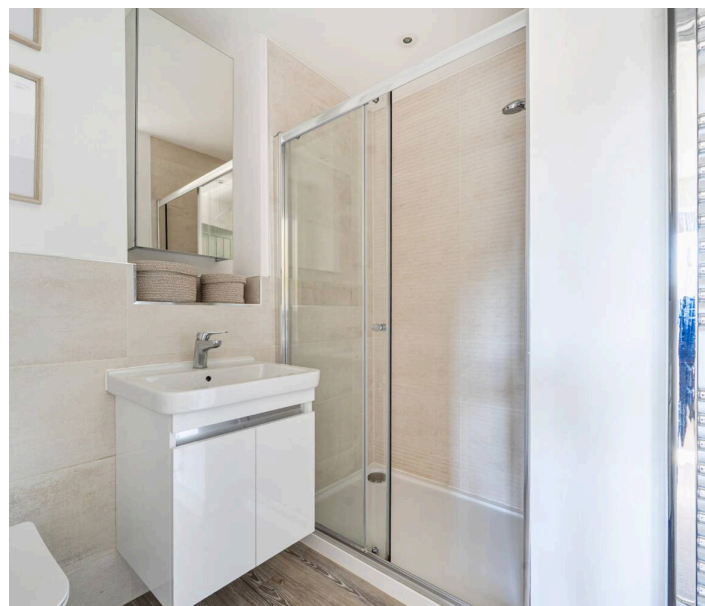
On the first floor there are two bedrooms and a family bathroom, with the principal bedroom benefiting from an en suite shower room. The second floor provides two further bedrooms, one of which has an en-suite shower room, while the other is currently used as a study, providing useful flexibility for those working from home.

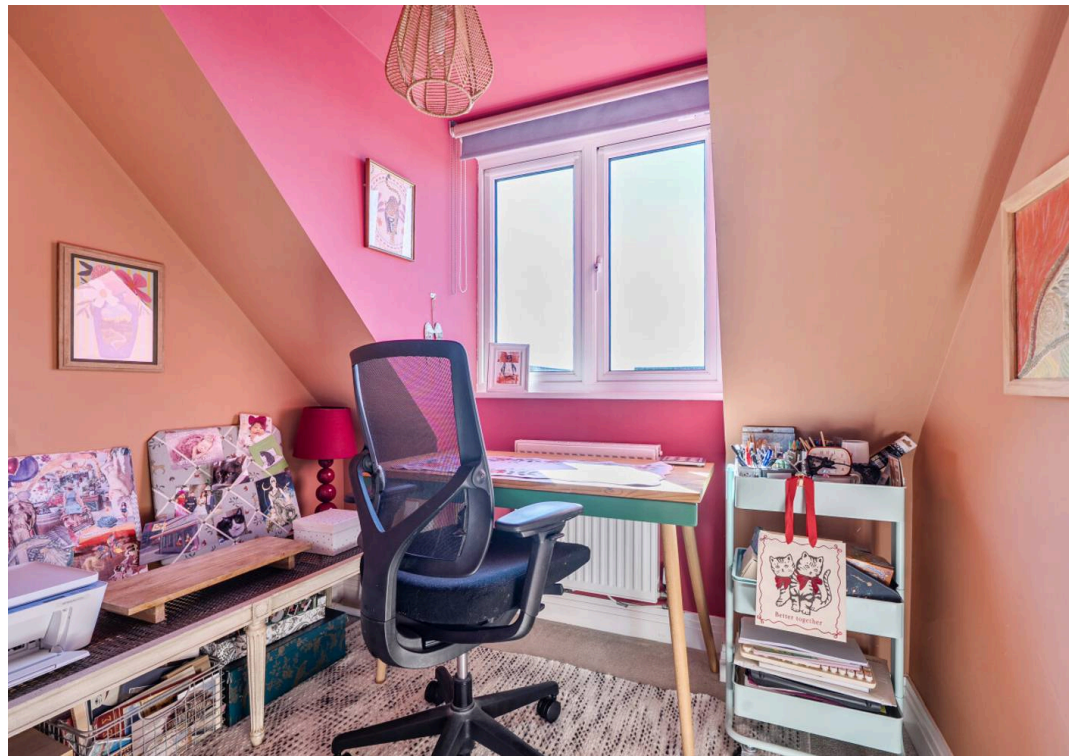
Outside, the property has an open-plan frontage, while the south-west facing rear garden is mainly laid to lawn with a paved patio area. There is also a carport and additional parking space immediately in front of the carport, approached via a private road to the side.

Agents Note: The house is freehold and the carport is on a 999 year lease from January 2017 with peppercorn ground rent.

Estate Charge: £295.97 pa.

Chichester District Council - 26/27 Tax Band D £2,445.94 EPC-B

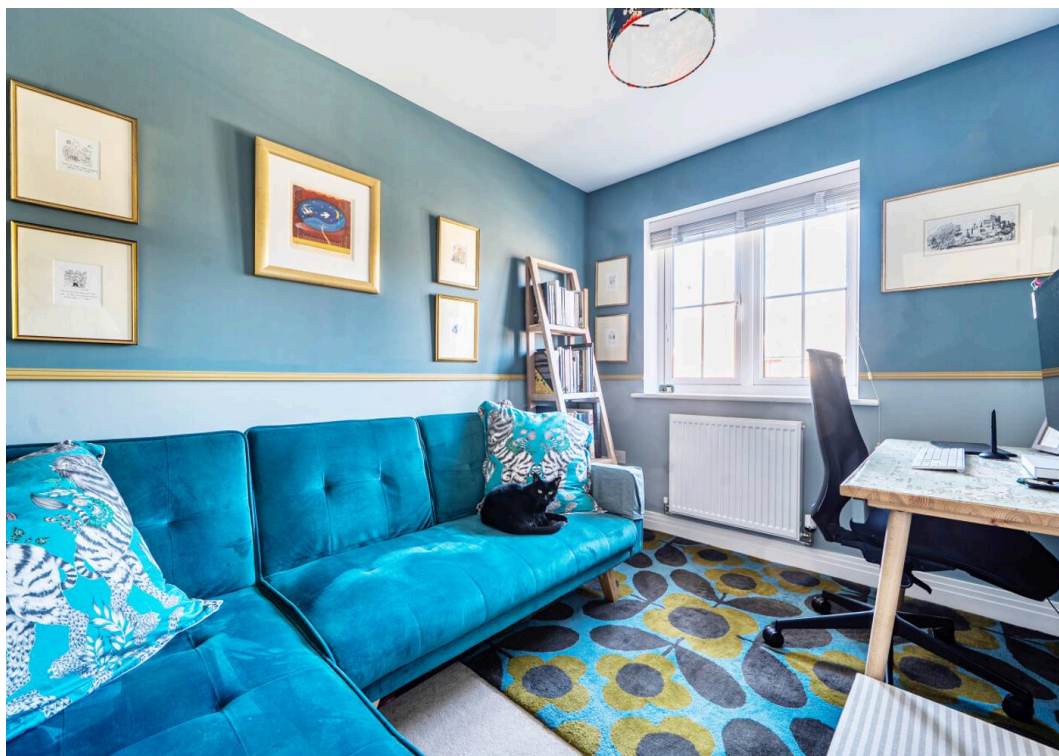


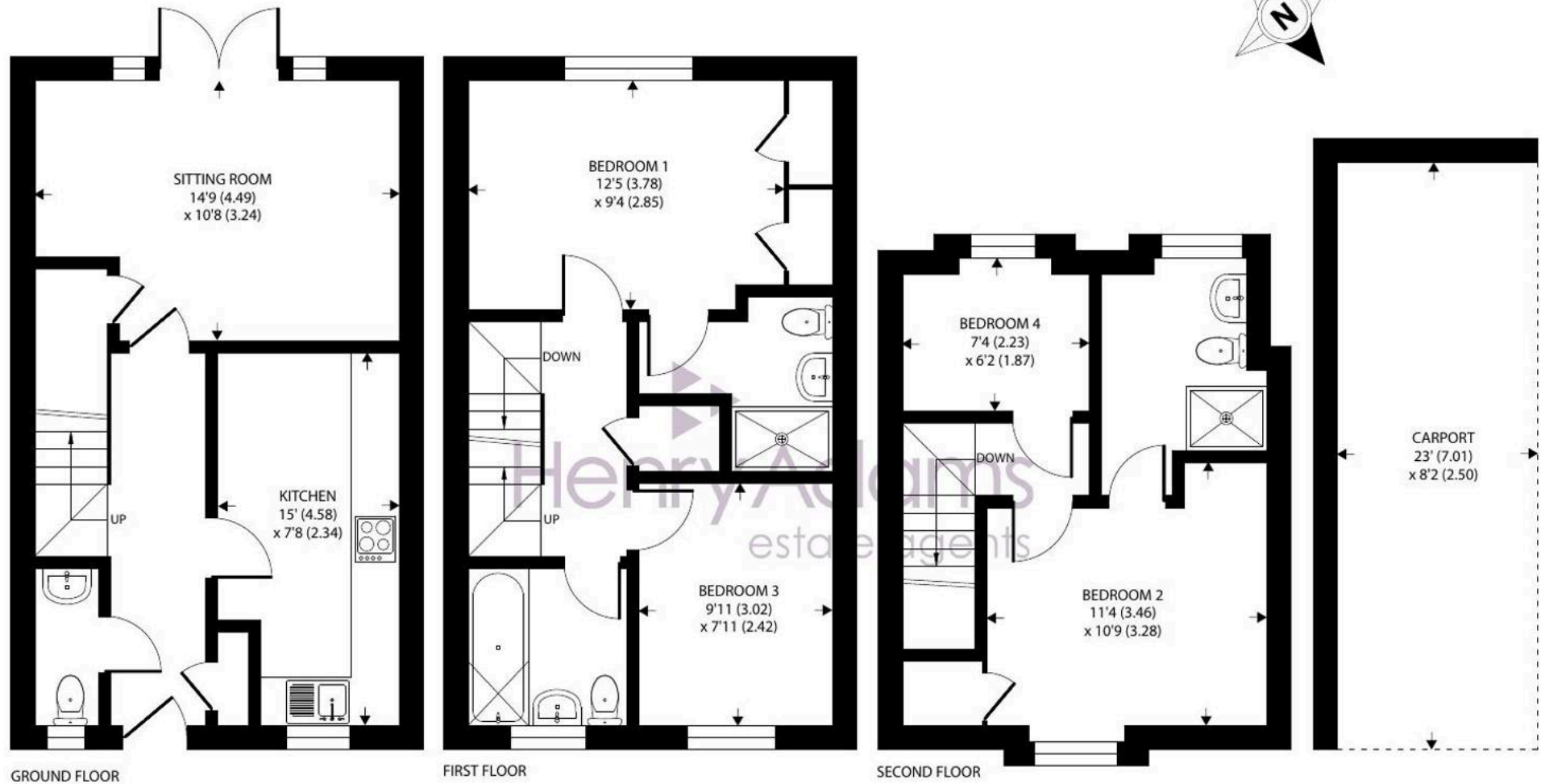


Lakeside walkway



Nearby play park





Approximate Area = 1065 sq ft / 98.9 sq m

For identification only - Not to scale



Location - Situated on eastern side of Chichester with easy access of the A27, the property is one mile distance to Chichester city centre and conveniently located only a quarter of a mile walk from the Portfield out of town retail park, which boasts flagship stores such as John Lewis, M&S Food Hall and Sainsbury's. The cathedral city of Chichester which offers excellent high street shopping, many fashionable restaurants, cafes and bars, the Festival Theatre and a mainline station to London Victoria. Nearby Goodwood is famous for its many event days including the world renowned Festival of Speed and Goodwood Revival for motor racing enthusiasts and a season of horse racing including the Qatar Goodwood Festival. There are superb 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 east out of Chichester along A285 (St Pancras) On reaching the roundabout with the A27, take the third exit (A27 westbound) keeping in the left hand slip road and turn into Westen Lane. At the end turn right into Longacres Way and number 33 is a short distance along on the right. What3words [-creeps.workloads.liners](https://www.what3words.com/creeps.workloads.liners)





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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.