



**Bell & Blake**  
SALES & LETTINGS

87 Longley Road, Chichester, West Sussex, PO19 6DB

Asking Price £550,000

## 87 Longley Road, Chichester, West Sussex, PO19 6DB



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4



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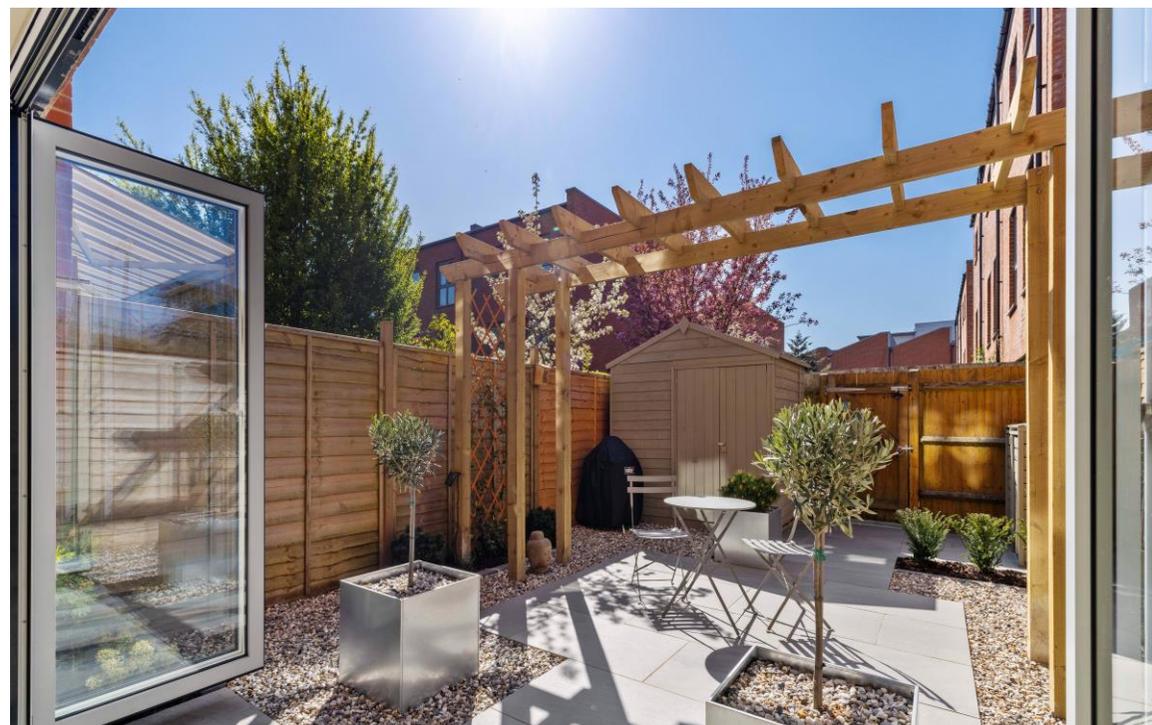


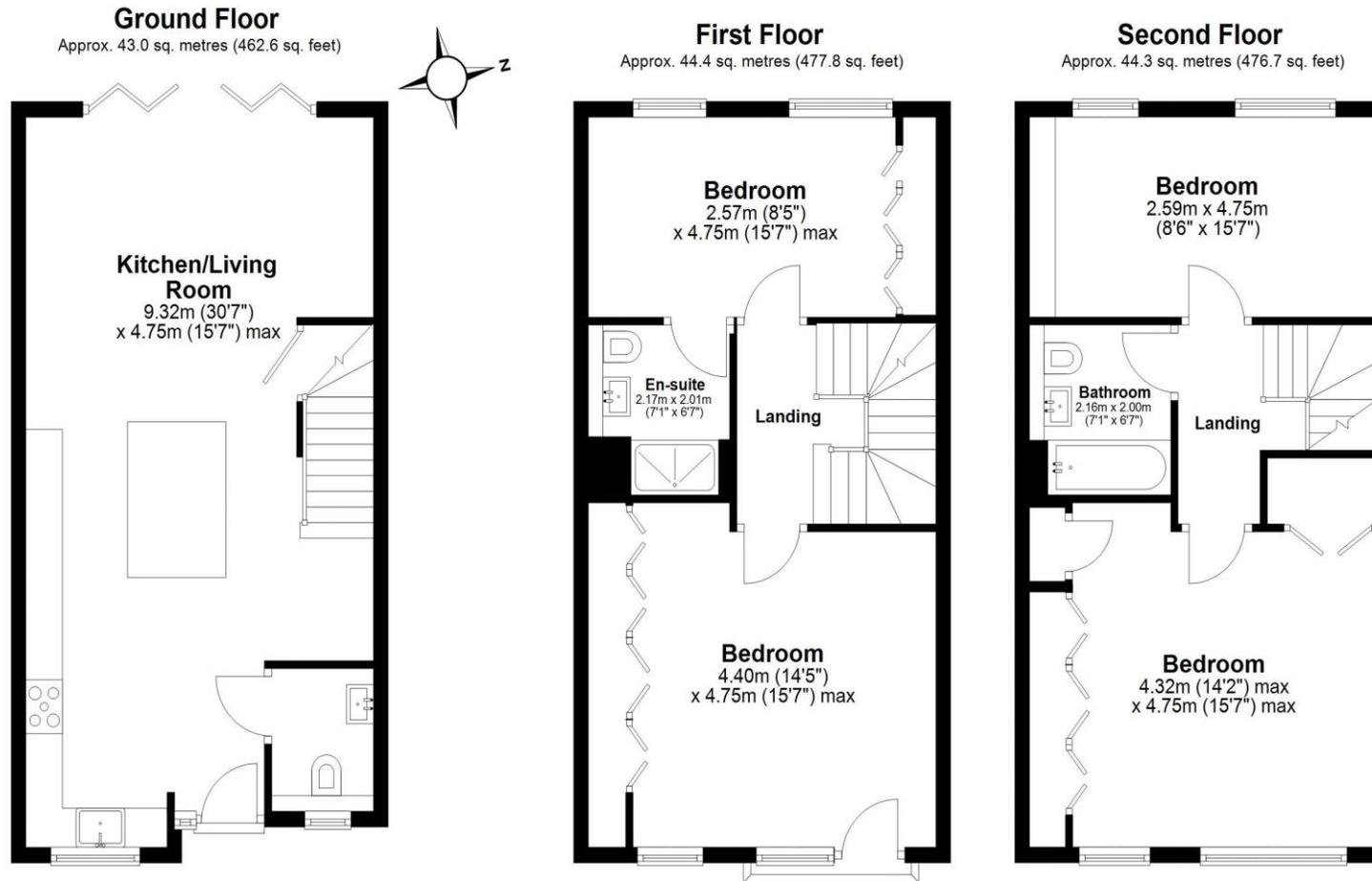
- ▶ Extensively refurbished luxury home
- ▶ Located in Graylingwell Park 85 Acres of parkland
- ▶ Just a 20 minute walk from the city centre
- ▶ 4 Double bedrooms (or 3 bedrooms and a study)
- ▶ 3 bathrooms (1 family bathroom, 1 ensuite and a downstairs WC)
- ▶ 2 Allocated parking spaces directly in front of the house and visitors permit bays
- ▶ Open plan kitchen dining living room with bi-fold doors onto landscaped Westerly aspect rear garden
- ▶ Ambient mood lighting throughout

Extensively refurbished and improved luxury home. This property is located on the popular Graylingwell Park development, set within 85 acres of glorious parkland and just a 20 minute walk from the city centre.

The house is meticulously presented with high-end finish, fitments and appliances. The accommodation comprises of 4 double bedrooms (4th bedroom currently used as a study), 3 bathrooms (1 family bathroom, 1 ensuite and a downstairs WC), a fantastic open plan kitchen dining living room with bi-fold doors and a custom built TV wall. The living space really comes alive at night with ambient mood lighting. Outside there is a fabulous landscaped Westerly aspect rear garden with lighting, pergola and a storage shed with power and light. There are 2 parking spaces to the front and visitor permit bays. An internal viewing is essential to appreciate all the property has to offer.

Council Tax Band: E





Total area: approx. 131.7 sq. metres (1417.1 sq. feet)

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These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92+)		
<b>A</b>		
(81-91)		
<b>B</b>		
(69-80)		
<b>C</b>	77	86
(55-68)		
<b>D</b>		
(39-54)		
<b>E</b>		
(21-38)		
<b>F</b>		
(1-20)		
<b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

To arrange a viewing call 01243 790674 View details online at [bellandblake.co.uk](http://bellandblake.co.uk)