

£285,000 Leasehold

Longley Road, Chichester PO19 6DD



- First (Top) Floor
- High Performance Glazing
- Parking Space
- Approx. 761 Sqft Gross Internal Area
- Communal Heating and Hot Water System
- City Centre Within Easy Reach

GENERAL DESCRIPTION

A well-presented flat in attractive surroundings. A collection of elegant period buildings, part of the former Graylingwell Hospital site, have been converted and fitted with internal insulation, sash windows with high performance glazing and a communal heating and hot water system. This property is on the first (top) floor and features high ceilings and a reception room with open-plan kitchen. There is a main bedroom with built-in wardrobe plus a secondary bedroom which can also make for a very useful home office. Additional fitted storage has been provided throughout and the bathroom is simple and modern. The flat comes with use of a parking space and is also within walking distance or brief cycle ride of Chichester city centre.

Tenure: Leasehold (125 years from 2013).

Service Charge: £174.39 per month (subject to annual review).

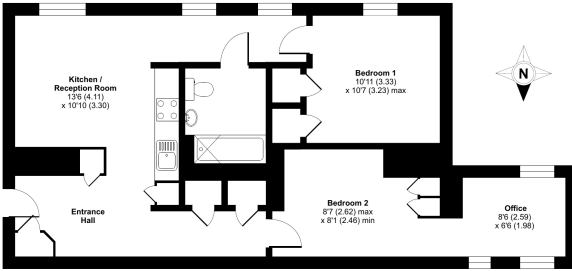
Council Tax: Band B, Chichester District Council.

Please Note: This property is currently part-owned by Clarion Housing Association but is offered as a 100% open-market sale. Upon completion, the full leasehold title would transfer to the buyer.

This property is offered for sale in the condition seen. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are not. If you require confirmation, you must request this in writing from Urban Moves. The information in this document supersedes any information given verbally either in person or by telephone.

DIMENSIONS

Longley Road, Chichester, PO19
Approximate Area = 761 sq ft / 70.6 sq m
For identification only - Not to scale



Plan also produced in accordance with: BSIC Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential) © Urbanmoves 2020
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FIRST FLOOR

Entrance Hall

Reception

13' 6" x 10' 10" (4.11m x 3.30m)

Kitchen

partially included in reception measurement

Bedroom 1

10' 11" x 10' 7" max. (3.33m x 3.23m)

Bathroom

Bedroom 2

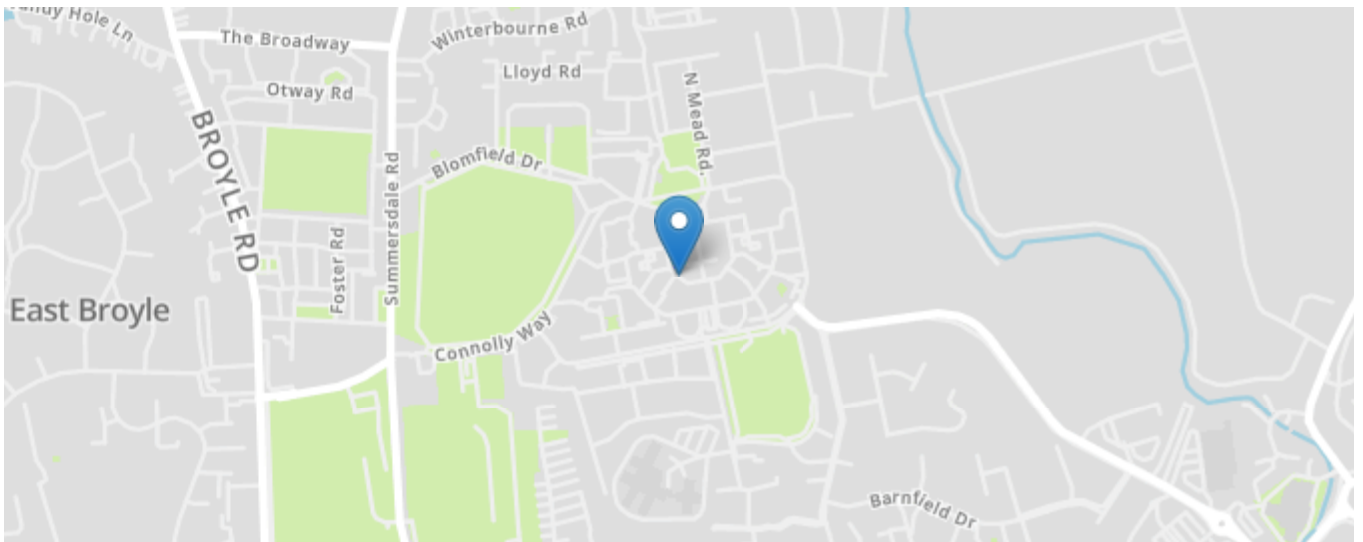
8' 7" max. x 8' 1" min. (2.62m x 2.46m)

Office Area

8' 6" x 6' 6" (2.59m x 1.98m)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	75	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



All content shown is to be used as a general guideline for the property. None of the contents of this document constitute part of an offer or contract. All measurements, photographs, floor-plans and data provided are only a guideline and should not be relied upon.