

£225,000 Leasehold

Longley Road, Chichester, West Sussex PO19 6EA



- Third Floor (building has a lift)
- South East Facing Juliette Balcony
- Parking Space
- Approx. 654 Sqft Gross Internal Area
- Very Good Energy-Efficiency Rating
- City Centre Within Easy Reach

GENERAL DESCRIPTION

A modern apartment constructed within the pleasant and neatly-kept grounds of the former Graylingwell Hospital. The smartly-presented property is on the top floor and features a south-east-facing reception room with Juliette balcony and access to the attractive kitchen. There is spacious main bedroom plus a second good-sized double bedroom and a simple, white-tiled bathroom. Demanding insulation standards, high performance glazing and a communal heating/hot water system have resulted in a very good energy-efficiency rating. The apartment comes with use of a parking space and is also within comfortable walking distance or short bus/cycle ride of the excellent range of shops and other amenities to be found in the city centre.

Tenure: Leasehold (125 years from 01/09/2014).

Service Charge: £181.26 per month (subject to annual review).

Ground Rent: £295.00 for the year.

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. Pets not permitted (except assistance animals).

DIMENSIONS

THIRD FLOOR

Entrance Hallway

Reception Room

18' 7" max. x 10' 1" (5.66m x 3.07m)

Kitchen

9' 3" max. x 7' 2" max. (2.82m x 2.18m)

Bedroom 1

13' 4" max. x 9' 0" max. (4.06m x 2.74m)

Bedroom 2

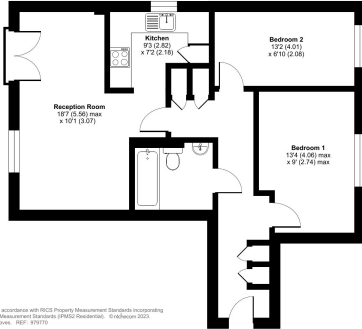
13' 2" x 6' 10" (4.01m x 2.08m)

Bathroom

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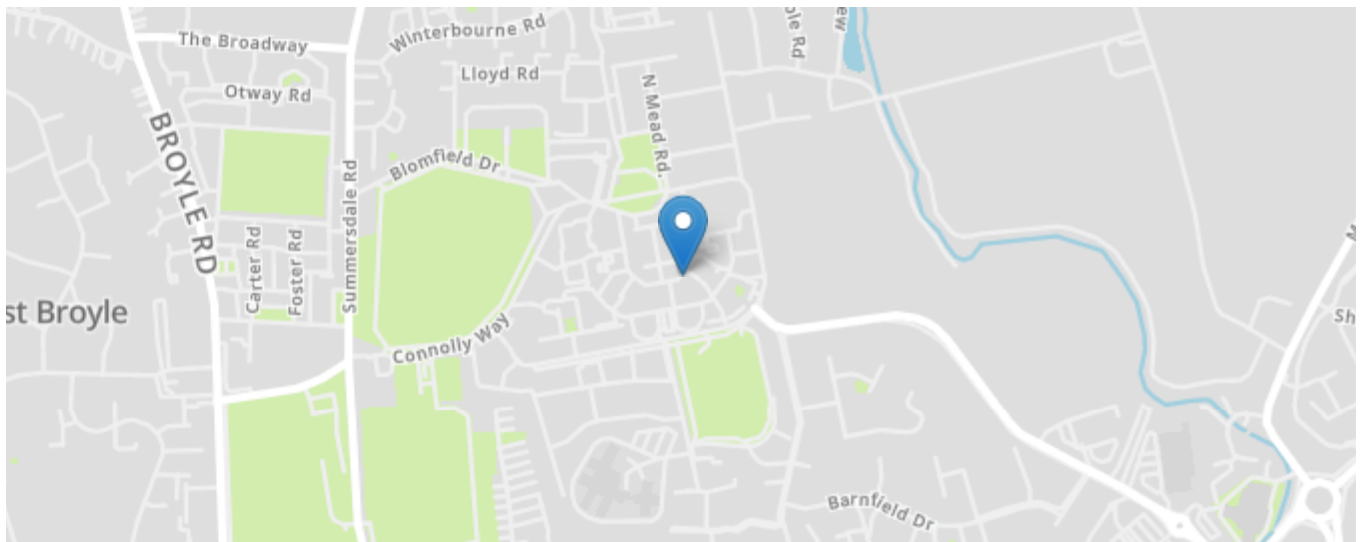
Approximate Area = 654 sq ft / 60.7 sq m

For identification only - Not to scale



Approved Property Measurement Standard (APMS) incorporating International Property Measurement Standards (IPMS) Residential, 1st Edition 2023. Prepared by Urban Moves, 0202 1007070

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	85	85
(69-80) C		
(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.