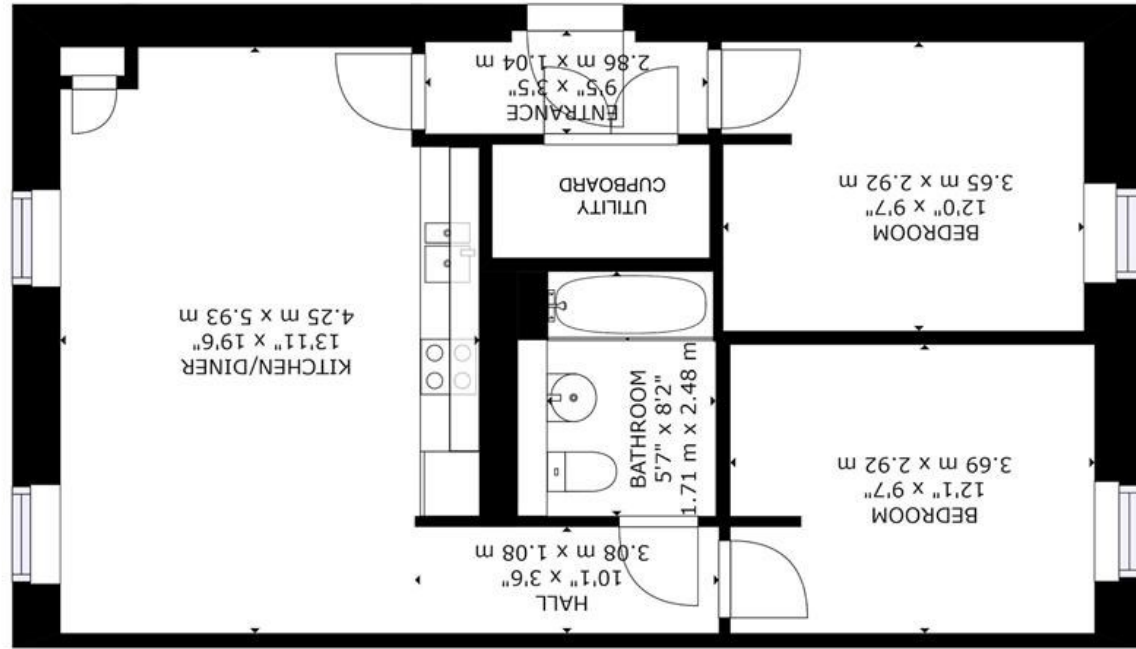


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GROSS INTERNAL AREA  
FLOOR 1: 684 sq. ft, 64 m<sup>2</sup>  
TOTAL: 684 sq. ft, 64 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



# STRIDE & SON

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Longley Road, Chichester



**262 Longley Road, Chichester, PO19 6EB.**

Situated approximately 1 mile North of the City Centre in this sought after development an attractive **2 bedroomed ground floor apartment**. The property, which forms part of a Grade II listed building has been tastefully converted having sealed unit double-glazing, well-appointed kitchen and bathroom facilities and airy high ceilinged living room.

Longley Road is located within walking distance of Chichester Festival Theatre, a local Post Office store, and doctor's surgery whilst there is a regular bus service to the city centre located nearby. The city's central railway station provides regular services along the coast to Portsmouth and Brighton, and to London Victoria. The South Downs National Park lies some 2 miles to the north and Chichester Marina and harbour are located within easy reach just to the south as is the renowned blue flag beach at West Wittering.

The accommodation is arranged as follows:

Front door to:

**ENTRANCE HALL:** With Entry phone. Double utility cupboard with plumbing for washing machine. Space for dryer. Sadia central heating boiler powered from a central data plant. Door to:

**OPEN PLAN KITCHEN/**

**LIVING ROOM:** 19'6 x 13'11. Integral Kitchen with range of fitted base and wall cupboards. Inset one and a half bowl stainless steel sink with mixer tap. AEG electric oven with matching ceramic hob and stainless steel cooker hood over. Integrated fridge and freezer. Zanussi dishwasher. Two double radiators. T.V. aerial point. Electric meter/store cupboard.

**BEDROOM 1:** 12'1 x 9'7. Double radiator. T.V. aerial and Hi-fi point. Telephone point.

**BATHROOM:** White suite comprising panelled bath with mixer tap shower attachment and glazed screen. Wash hand basin with mirror and shaver point over. Low level W.C. with concealed cistern. Heated ladder rack towel rail. Extractor fan.

**BEDROOM 2:** 12' x 9'7. Double radiator. T.V. aerial and Hi-Fi points.

**GROUND RENT:** Approximately £295.00 per annum.

**SERVICE CHARGE:** £80.00 per calendar month (approx.).

**COUNCIL TAX:** Band B

**TENURE:** 150-year lease from 2011 (139-years unexpired).

**EXTERIOR:** The property is set in communal parkland grounds extending to some 85 acres with mature woodland and tree lined avenues. The property has a designated parking space and there is additional guest parking as well as a secure bike store.

**PRICE GUIDE £275,000 LEASEHOLD**

**DIRECTIONS:** What3words - stove.flood.quit



**Please Note: Neither the heating system nor the services have been checked by the Agents.**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80   c	80   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		