



Flat 21 Longacre House, Longacres Way, Chichester, PO20 2JG

Offers in Region of £250,000

Flat 21 Longacre, Chichester

A fabulous opportunity to purchase an immaculate first floor apartment

- Immaculate first floor apartment
- Shared ownership available*
- Spacious 733 sqft accommodation
- Open plan sitting room/kitchen
- Allocated parking space
- Ample visitor parking
- Close to Portfield retail park

A bright and spacious two bedroom first floor apartment with open views from all principal rooms. From the sitting room/kitchen you can see across a newly laid open greensward towards Chichester Cathedral spire and both bedrooms have an attractive view over a lake.

Presented in show home order throughout the property is conveniently located on the outskirts of Chichester with easy access to the A27. It is available either on a shared ownership through Hyde* or outright leasehold purchase. 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 communal front door is served by a push button entry phone system and stairs lead up to the upper floors. Once inside there is a welcoming entrance hall leading to the open plan sitting room/kitchen with full height picture windows. The well-appointed kitchen includes integrated appliances (electric oven, gas hob, cooker hood washing machine and fridge/freezer). There are two double bedrooms and a bathroom. Outside there is an allocated parking space and ample visitor parking.





FIRST FLOOR

Flat 21, Longacre House, Longacres Way, Chichester

Approximate Area = 733 sq ft / 68.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Henry Adams. REF: 1211112

Location - Situated on eastern side of Chichester with easy access of the A27. 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.

Lease: 125 years from 2020. Service Charge: £108 pm. Ground Rent: £20.83 pm

Agents note* Shared ownership is subject to meeting terms and conditions as set out by Hyde. Details of equity percentage/reduced rental payments, terms and conditions, available on request.

Chichester District Council - 24/25 Tax Band £1,727.94

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 left into Longacres Way and take the first right where the apartment block is on the left. Proceed into the car park area where you will find visitors parking.

what3words.com/tins.frost.pram

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.

To arrange a viewing call 01243 533377 view details online at henryadams.co.uk

