

White & Brooks

CHICHESTER

£269,000

Longley Road • Chichester • West Sussex

“Well Presented Ground Floor Apartment”

- ❖ Converted To A High Standard Whilst Still Maintaining Original Character Features
- ❖ 2 Double Bedrooms
- ❖ Open Plan Lounge/Diner & Kitchen Area
- ❖ Family Bathroom
- ❖ Secure Telephone Entry System
- ❖ Residents Allocated Parking
- ❖ Visitors Parking

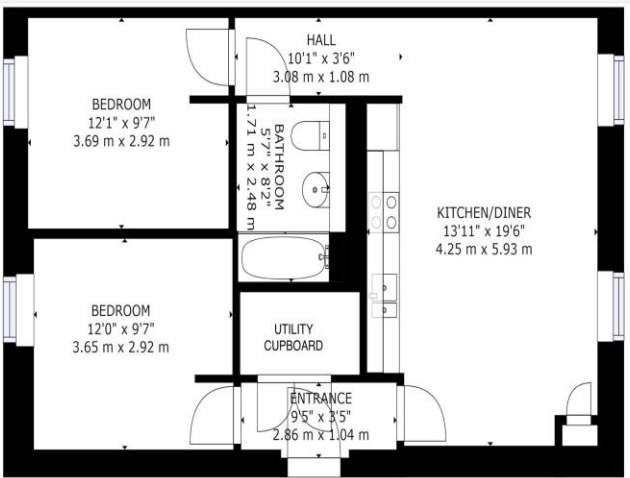


About The Property

A well-presented ground floor apartment, situated in Graylingwell Park, within walking distance of Chichester City Centre, University of Chichester and St Richards Hospital. Graylingwell Park is a unique development of classically converted apartments and family homes, set in approximately 85 acres of glorious park grounds. The apartment has been converted to a high standard, whilst still maintaining original character features such as high ceilings and sash windows. The accommodation briefly comprises, two double Bedrooms, family Bathroom and open plan Lounge/Diner and Kitchen area with integrated appliances. The property further benefits from a secure telephone entry system, residents allocated parking, visitors parking and a secure bike store. An internal viewing is essential to appreciate the location and accommodation on offer.



Floorplan and EPC



GROSS INTERNAL AREA
 FLOOR 1: 684 sq. ft. 64 m²
 TOTAL: 684 sq. ft. 64 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	80	80
(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	

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Room Details

Communal Entrance

Private Entrance Door

Private Entrance Hall

Bedroom 1 12' 1" x 9' 7" (3.68m x 2.92m)

Bedroom 2 12' 0" x 9' 7" (3.65m x 2.92m)

Open Plan Lounge/Diner/Kitchen 13' 11" x 19' 6"
(4.24m x 5.94m)

Family Bathroom 5' 7" x 8' 2" (1.70m x 2.49m)

Residents Allocated Parking

Visitors Parking

