



16 Longacres | Chichester | PO20 2EJ

Offers In Excess Of £300,000



**hancock**

Lettings & Estate Agents



Longacres | Chichester | PO20 2EJ  
Offers In Excess Of £300,000

- Three/Four Bedroom Terraced Home
- Flexible Accommodation
- Kitchen Breakfast Room
- Council tax – D
- Remainder of NHBC Warranty Home
- Two En-suite Shower Rooms and Family Bathroom
- Off Road Parking For Two Vehicles

#### Accommodation

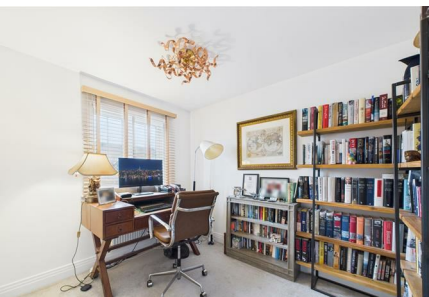
This well maintained three/four bedroom terraced house in an excellent position to the east of Chichester city centre. Constructed in 2017, this modern home benefits from the remaining NHBC warranty and is presented in excellent condition. The well-planned living space spans three storeys. On the ground floor, you'll find an airy kitchen/dining room, a useful downstairs WC, and a substantial reception room overlooking the rear garden. The first floor comprises two good-sized bedrooms—the principal bedroom features an en-suite shower room—alongside a contemporary family bathroom. The second floor contains another double bedroom with en-suite facilities and a versatile additional room suitable as a home office or dressing space.





what3words ///

strutted.shutting.kept



## Outside

The property boasts a lengthy, private east-facing garden to the rear with both lawn and paved sections, complemented by parking space for two cars.

## Location

The property sits on a modern, green and treelined development of similar dwellings and has local amenities close by. Amenities that include a pharmacy, M&S food hall and many small parks and children's play areas. Chichester's vibrant city centre lies under a mile to the west and offers further amenities along with a mainline rail station. The latter offering services to London Victoria. A short drive to the north of the property are the rolling foothills of The South Downs National Park and within the famous Goodwood Estate offering many motor car and horse racing events.

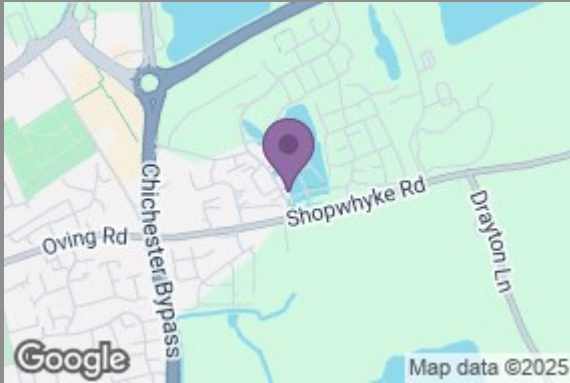
## Information

Tenure – Freehold

Council Tax Band – D

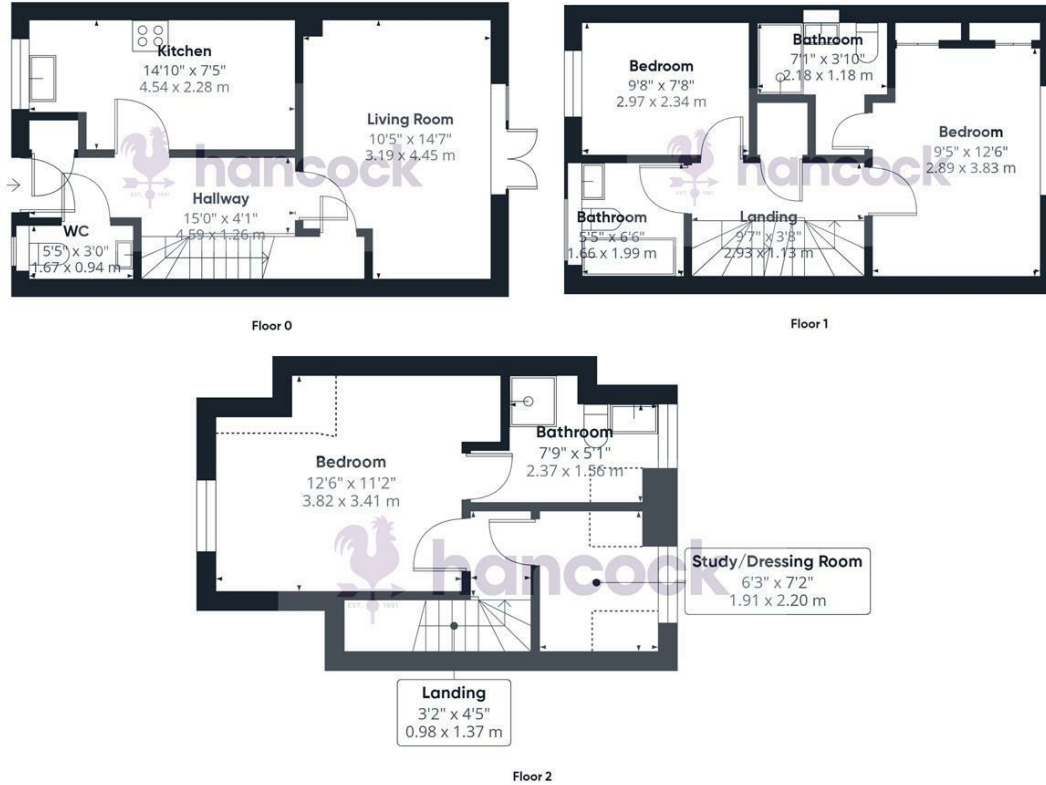
Broadband Speed - Up to 1000 Mbps

Mobile Coverage - EE, Three, O2, Vodafone



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>96</b>
(81-91) <b>B</b>	<b>85</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Approximate total area<sup>(1)</sup>  
942 ft<sup>2</sup>  
87.6 m<sup>2</sup>

Reduced headroom  
26 ft<sup>2</sup>  
2.4 m<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom  
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



**hancock**  
Lettings & Estate Agents

5 Northgate  
Chichester  
West Sussex  
PO19 1BA  
01243 531155

sales@hancockpartners.co.uk  
www.hancockpartners.co.uk