



270 Longley Road | Chichester | PO19 6EB

Guide Price £269,950

Leasehold



**hancock**

Lettings & Estate Agents

Longley Road | Chichester | PO19 6EB  
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- No Onward Chain
- Two Double Bedrooms
- Open Plan Living/Kitchen
- Leasehold
- Ground Floor Apartment
- Allocated Parking Space
- Council Band B
- Stylish Utility Area

Set within the peaceful, green surroundings of Graylingwell Park, this impressive ground-floor apartment sits in a beautifully converted Victorian building. The development is known for its expansive open spaces, woodland walks, and community feel, with the popular Pavilion Café and Havenstoke Park just a short stroll away. Local amenities are close at hand, including major supermarkets, and the A27 is easily accessible for convenient travel links.

The apartment itself is entered through a communal entrance leading to a private front door and a welcoming hallway. The accommodation is bright and airy, featuring a spacious open-plan living and kitchen area fitted with sleek contemporary units, generous worktop space, and integrated appliances.

There are two well-sized double bedrooms, along with a modern bathroom equipped with a double shower, wash basin, and WC.



what3words ///

clues.tests.piper



Outside, the property benefits from its own allocated parking space, and residents can enjoy the beautifully maintained communal grounds that surround the building.

Longley Road is situated in a well-established residential area on the northern side of Chichester, offering a calm and leafy environment while still providing excellent access to everyday conveniences. The neighbourhood is known for its green open spaces, tree-lined paths, and a friendly community feel. Nearby parkland and walking routes make it ideal for those who enjoy outdoor activities, dog walking or simply having nature close by.

Residents benefit from easy access to the A27, providing quick connections toward Portsmouth, Brighton and surrounding coastal towns. There are several major supermarkets and retail stores within a short drive, making grocery shopping and daily essentials simple and convenient.

Chichester's historic city centre is also close by, offering a wide range of independent shops, cafés, restaurants, cultural venues and the renowned Chichester Festival Theatre. Local schools, leisure facilities and transport links further contribute to the area's popularity, making Longley Road a highly desirable spot for both families and professionals.

#### Additional Information

Tenure : Leasehold

Years Remaining : 135 years

Parking : Allocated Spot

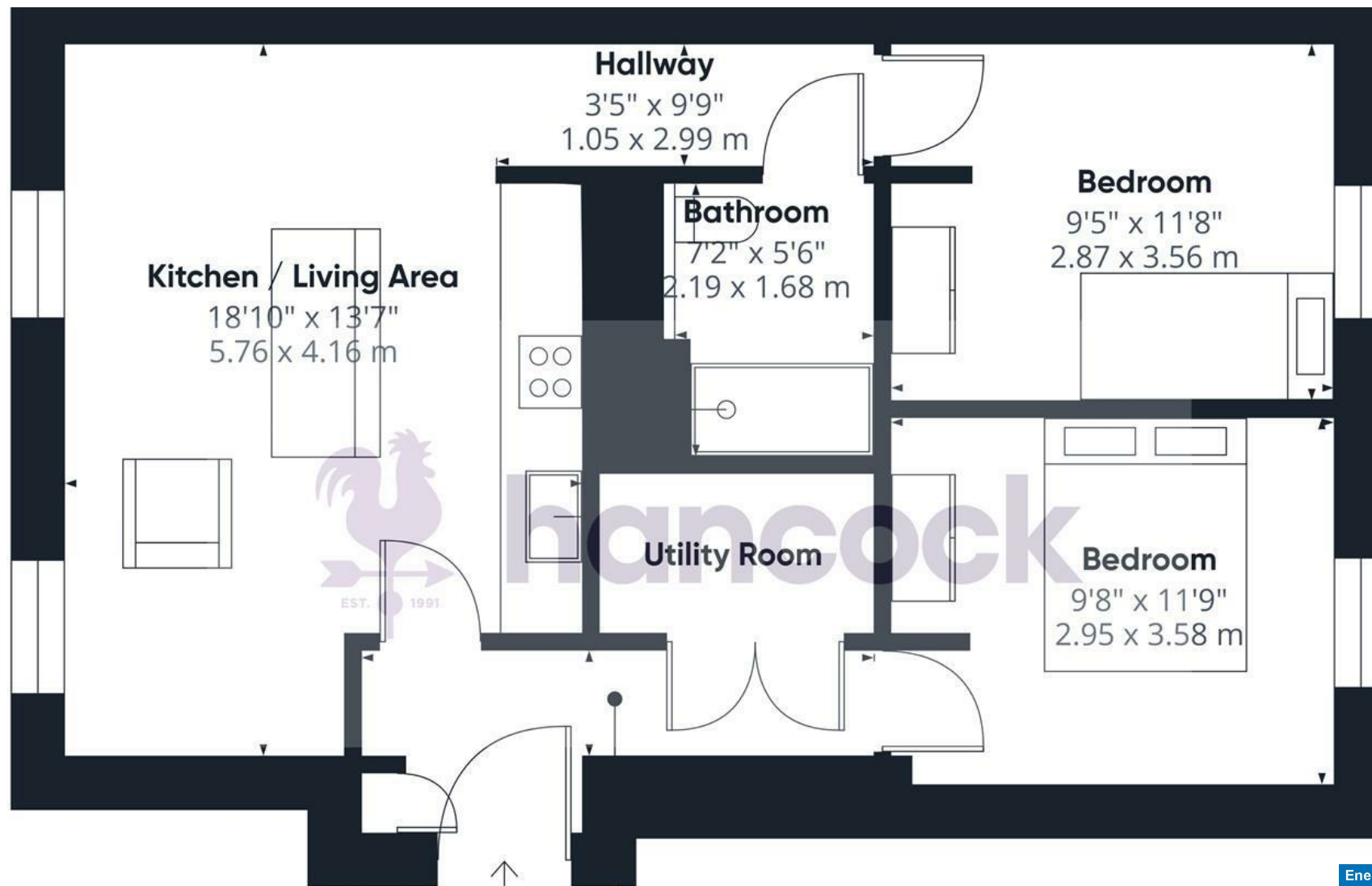
Council Band : B

Broadband : Up To 56mbps

Mobile : Three, O2, Vodafone, EE

Service Charge : £1347.48 per year

Community Charge : £75 per annum



Approximate total area<sup>(1)</sup>  
626 ft<sup>2</sup>  
58.2 m<sup>2</sup>

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 80                      | 80        |
| (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 |                         |           |
| England & Wales                             |                         |           |
|                                             | EU Directive 2002/91/EC |           |

