















AT A GLANCE

-  Detached bungalow
-  3 bedrooms
-  Living room
-  Dining room
-  Modern kitchen
-  West facing garden
-  Detached garage
-  Driveway
-  Immaculately presented
-  In a sought-after location







ABOUT THE PROPERTY

The property has undergone recent updates by its current owners, including a tastefully designed kitchen, elegant wooden flooring, and the addition of internal shutters and with approximately 1100 sq ft of living space, this bungalow exudes spaciousness. Furthermore, potential exists for expansion, subject to the necessary plans and regulations.

A thoughtfully designed layout, the living room leads seamlessly from the entrance hall and complete with a striking fireplace and surround. The journey continues into the dining room, offering a captivating view of the beautifully landscaped garden and then back around to the kitchen.

The contemporary fitted kitchen boasts ample storage and worktop space, a practical breakfast bar, and seamlessly integrated appliances, catering to modern living.

Three generously sized bedrooms cater to versatile living. One bedroom currently serves as a study, providing flexibility for your lifestyle. The study leads to the conservatory, creating a seamless transition between indoor and outdoor spaces. There is also substantial shower room plus a further WC.

The west-facing garden is a mature oasis, featuring a meticulously maintained lawn and separate patio areas for outdoor gatherings. Two timber storage sheds offer convenience, and secure gated access provides a sense of security. To the front of the property there is a paved garden complete with gated access, accompanied by driveway parking for 2-3 cars and a detached garage.

Viewing is absolutely essential to truly grasp the beauty of this home! Contact Melanie now to arrange.







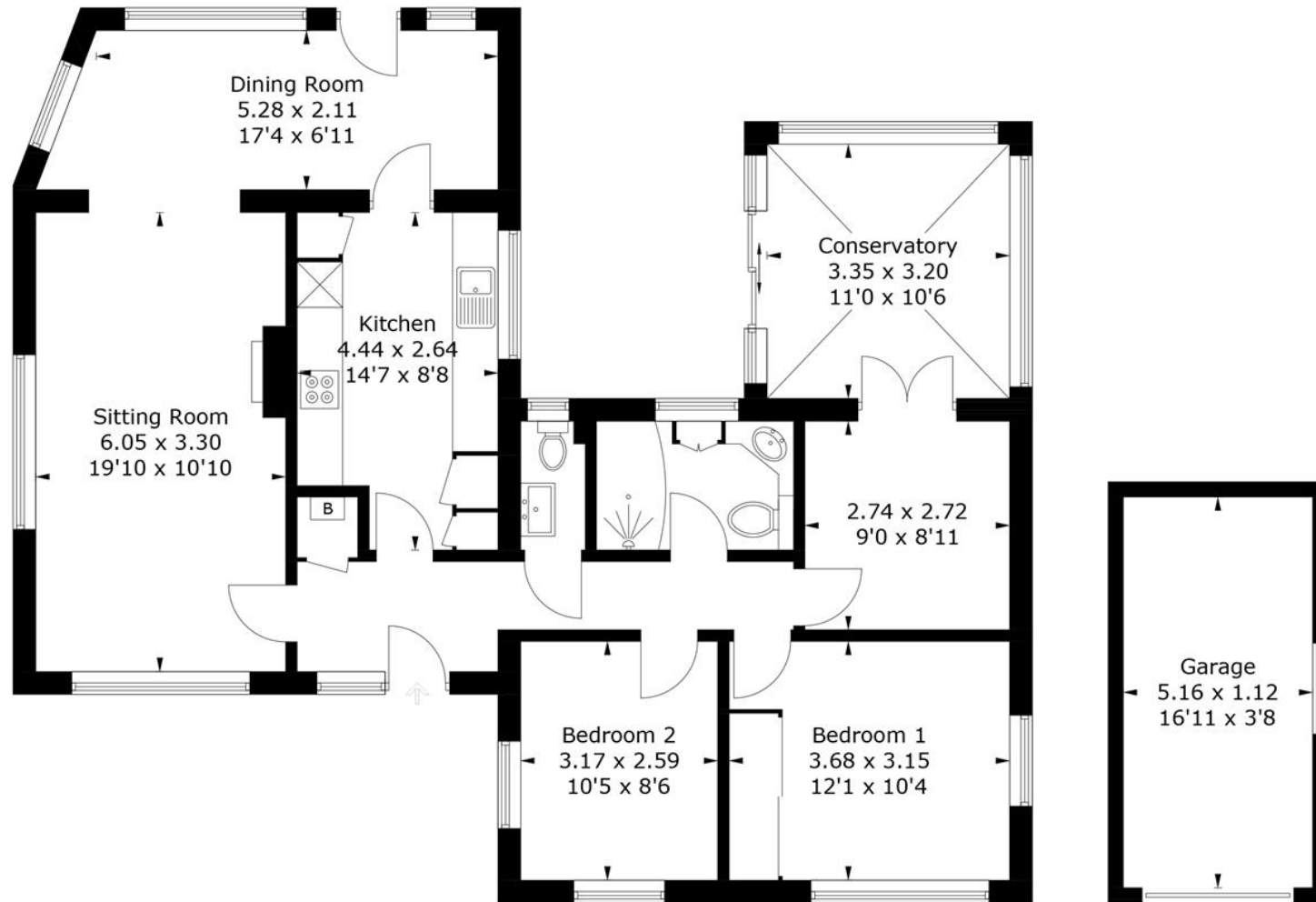


1, Highland Road, PO19 5QX

Approximate Gross Internal Area = 102.9 sq m / 1108 sq ft

Garage = 12.9 sq m / 139 sq ft

Total = 115.8 sq m / 1247 sq ft



Ground Floor

(Not Shown In Actual
Location / Orientation)

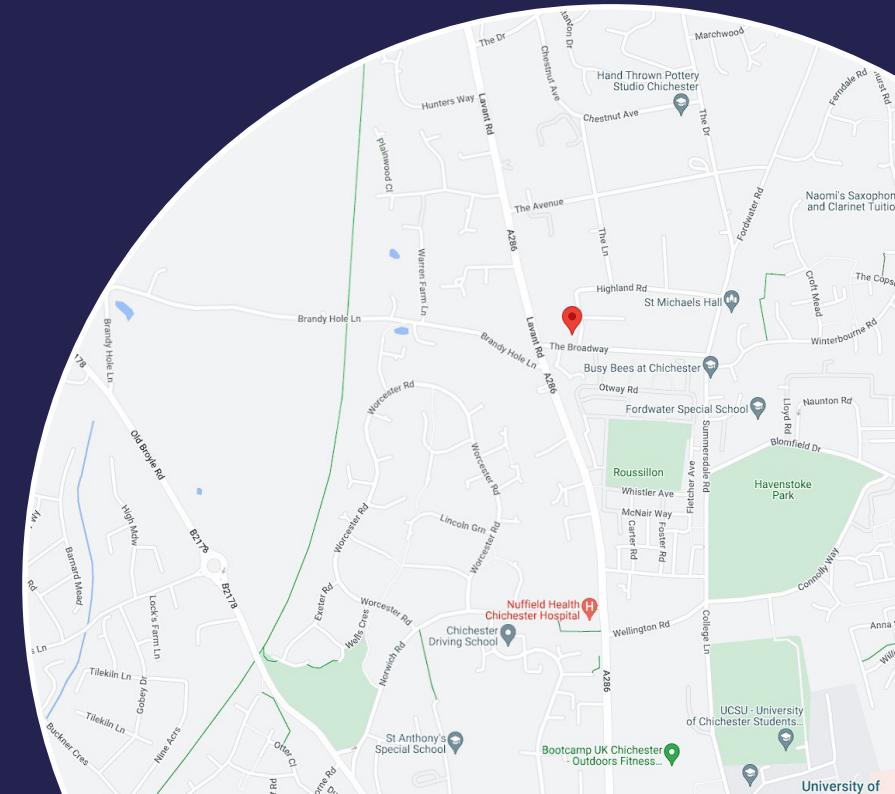
PRODUCED FOR NEXA PROPERTIES

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. (ID996705)



LOCATION

Chichester is a historic cathedral city located in West Sussex, England. Known for its picturesque charm, Chichester boasts a rich history dating back to Roman times. The city is famed for its stunning cathedral, Chichester Cathedral, which is a masterpiece of medieval architecture and a significant religious and cultural landmark. Chichester is also home to charming streets lined with Georgian and Tudor buildings, providing a delightful backdrop for exploring its boutiques, cafes, and galleries. The city's thriving arts scene includes the renowned Chichester Festival Theatre, which hosts a variety of theatrical performances throughout the year. With its blend of history, culture, and natural beauty, Chichester is a popular destination for both tourists and locals seeking a taste of quintessential English life.





THE AGENT

Melanie Longlands MNAEA
Client Director

Melanie has had a successful career in property sales, lettings and management including running her own businesses both in the UK and abroad. Her passion for property began from a young age, drawing houses and her dream home in every detail, this extends into architecture, interior design, and even some DIY!

This passion is represented by three key elements she brings into her work: innovation, relationships, and creativity.

Melanie believes that being a Client Director of property is not just about buying and selling properties; it's also about the art of negotiation, problem-solving, and finding creative solutions. She is passionate about finding unique and creative ways to overcome challenges, identify opportunities and create win-win situations for her clients.

Melanie has positive values and objectives which have matured with her personal growth, and she enjoys creating, building, and maintaining client rapport which allows her to continually deliver high standards of customer service. Her passion for properties is evident in her drive and enthusiasm to deliver beyond expectations.

✉ melanie@nexaproperties.com

☎ 07944249607

📷 [melanielonglandsproperty](https://www.instagram.com/melanielonglandsproperty)



WHY CHOOSE NEXA?

We are a different type of estate agency. We provide you with a local industry professional to act as your dedicated Client Director who will be your single point of contact. This means you only ever deal with one agent and you receive a seamless and transparent solution.

Our unique business model rewards our Client Directors on a highly competitive results-based structure. This enables us to source the best people for the job and to create a better experience for you, and a more rewarding and motivating experience for our staff.

Your Client Director is personally assigned to you and will provide a personal service from start to finish through the entire journey, available any time of day. This enables us to create a high-performance culture and a customer-centric estate agency.





NEED A MORTGAGE?

We work closely with a small, handpicked selection of professional mortgage brokers who can help you find the right mortgage. There are some great deals out there and a good mortgage broker can help you find them whilst also revealing the loopholes and limitations that apply. This will help to ensure that you find the best lender and agreement for your circumstances and plans. Talk to your NEXA Agent and they will arrange your meeting with one of our excellent mortgage brokers.

NEED A SOLICITOR?

Having worked in property for many years, we have been fortunate enough to build relationships with a number of excellent legal firms and solicitors that specialise in property transactions and contracts. We now work closely with these firms to ensure that our clients have access to the best legal support available in the City. Simply talk to your NEXA agent who will help you find the best solicitor for your needs.

NEXA

PROPERTIES



023 9229 5046 | hello@nexaproperties.com | www.nexaproperties.com

15 Hampshire Terrace, Southsea, Portsmouth PO1 2QF

