














## AT A GLANCE

-  DETACHED FAMILY HOUSE
-  5 BEDROOMS
-  4 BATHROOMS
-  SYLVARNA KITCHEN
-  COMPLETELY REFURBISHED THROUGHOUT
-  DRIVEWAY FOR MULTIPLE VEHICLES
-  REAR GARDEN
-  SOUGHT AFTER LOCATION
-  NO FORWARD CHAIN





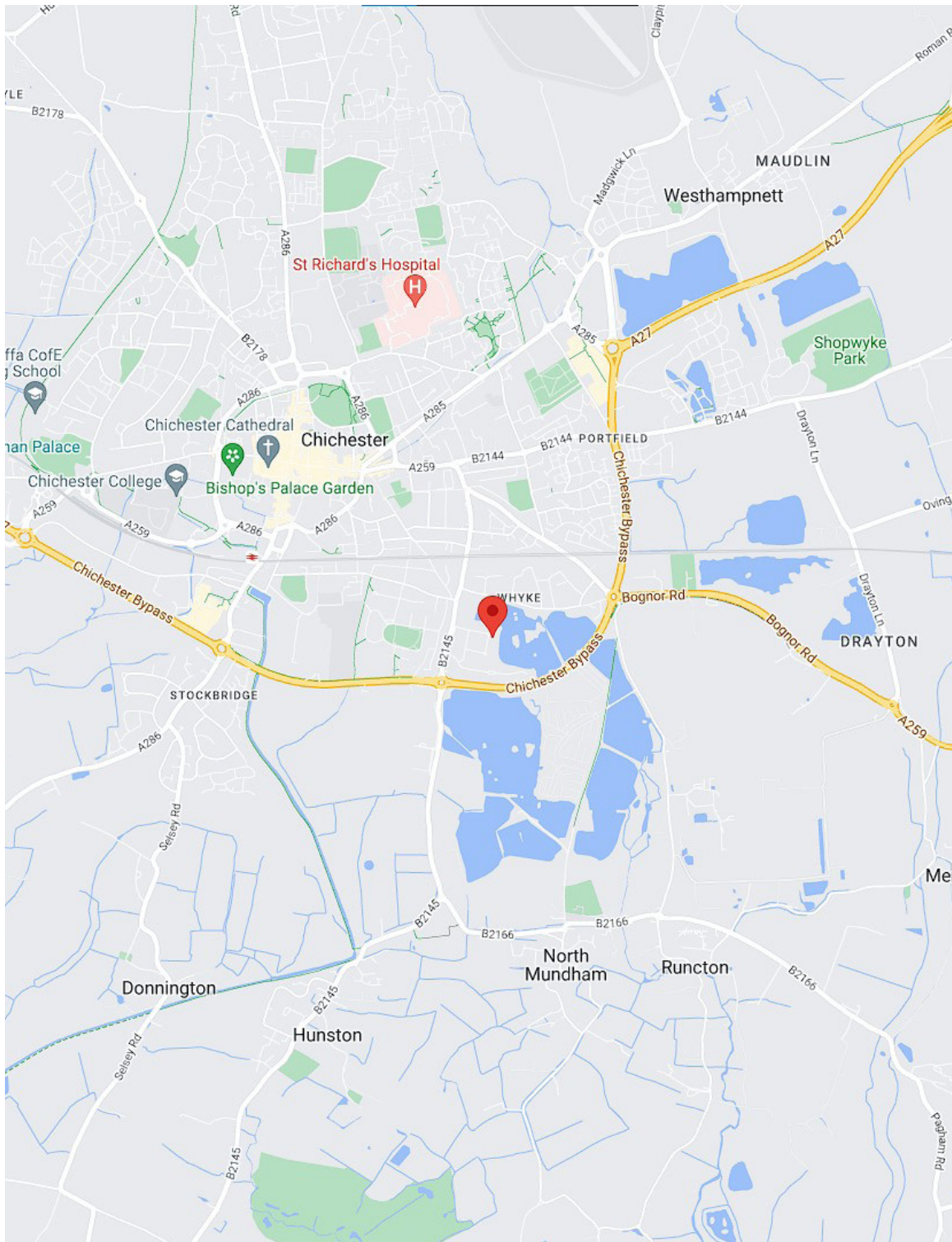
## ABOUT THE PROPERTY

The welcoming hallway, unveils a spacious sitting room with a captivating bay window to the front. Beyond lies a contemporary open-plan kitchen/dining area, adorned with stylish Sylvarna units and enhanced by bi-fold doors opening onto the patio and rear garden. Completing the ground floor is a guest bedroom complete with a shower room. To the first floor, discover the master bedroom featuring a distinctive en-suite shower room, while the second double bedroom also enjoys the luxury of an en-suite. Additionally, two further bedrooms, a study, and a family bathroom offer ample space for the whole family.

Outside, the property boasts a charming front lawn area complemented by a brick block driveway. The rear garden is a haven, boasting lush green lawns, meticulously tended shrub beds, a practical wooden shed, and a tranquil patio area ideal for outdoor relaxation, seamlessly blending indoor and outdoor living.

Please note, CGI images are provided for illustrative purposes only.





## LOCATION

Chichester, nestled in the heart of West Sussex, boasts a charming blend of historic architecture, vibrant culture, and scenic landscapes. Its tranquil atmosphere, coupled with excellent schools and amenities, makes it an idyllic residential location. Residents enjoy a relaxed lifestyle with easy access to the coast and South Downs National Park.



## 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.

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## 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



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