

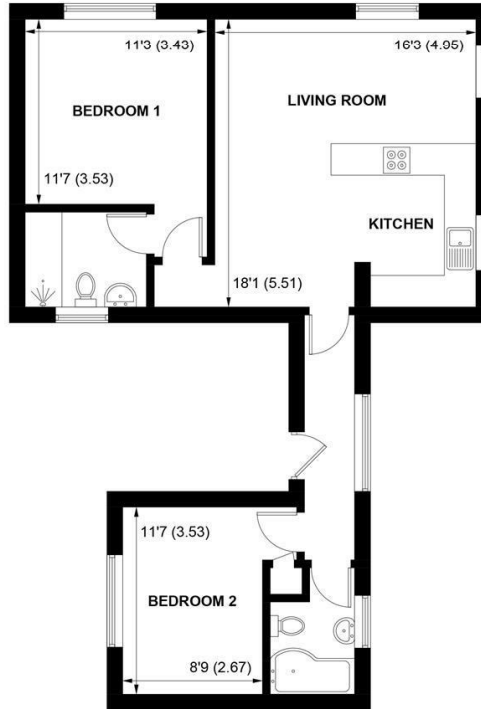
The logo consists of the letters 'SW' in a stylized, cursive, gold font, set against a dark blue square background.

Sims Williams



36, GRAYLINGWELL DRIVE, CHICHESTER, WEST SUSSEX, PO19 6AN





FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 715 SQ FT / 66.4 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2023 ©
Produced for Sims Williams

£220,000 Leasehold

36, GRAYLINGWELL DRIVE,
CHICHESTER,
WEST SUSSEX, PO19 6AN

- 1st Floor
- Chain Free
- Garage
- Two Double Bedrooms
- Open Plan Living Space
- Modern Fitted Kitchen
- Family Bathroom
- Gas Central Heating
- Ensuite Shower Room

EPC RATING

Current = C

Potential = C

COUNCIL TAX BAND

Band = C

A well presented first floor apartment situated in a central location close to local shops, schools, the hospital and city centre. The property benefits from 2 bedrooms, 2 bathrooms, modern fitted kitchen and garage and is offered for sale with no onward chain.

To the front of the property is the large open plan kitchen / living space, with dual aspect windows. The kitchen area is fitted with a range of units at base and eye level, gas hob and electric oven and there is space for appliances. Adjacent is the master bedroom benefiting from an en suite shower room.

To the other end of the property is a further double bedroom and family bathroom with fitted white suite included shower over bath, hand basin and tiled walls.

There is currently 139 years remaining on the lease with an annual ground rent of £376 and a service charge of £1800.

Situated just to the North of the city centre the property is within easy walking distance of many local amenities. The cathedral City of Chichester offers a wide range of cultural, leisure and shopping facilities, including the Pallant House gallery and renowned Festival Theatre.

Disclaimer...

As the seller's agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property or issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.

Directions...

From our office in Southgate, head along Market Avenue and follow the one way system around St Pancras and take the exit towards the hospital and onto Spitafeld Lane. At the mini roundabout, take the first exit into Douglas Martin Road and then second exit into Swanfield Drive. Follow a short distance and turn left into Bradshaw Road continue to the mini roundabout and turn left into Barnfield Drive. At the T Junction turn left into Palmer Field Avenue and immediately right into Bostock Road where Graylingwell Drive can be found on the right hand side.



