



The Old Pump House | Graylingwell Drive | PO19 6AN

Offers In Excess Of £325,000

Freehold



hancock

Lettings & Estate Agents

Graylingwell Drive |
Chichester | PO19 6AN
Offers In Excess Of £325,000

- Virtual Tour
- Close to city centre
- Allocated parking
- No onward chain
- Opportunity to extend
- Modern finish throughout
- Private Garden
- Mezzanine level
- Close to the hospital
- Detached

A unique and spacious two bedroom detached former Pump House in a highly sought after location in Chichester and close to the city centre. Offered for sale with no onward chain.

With the majority of the accommodation on the ground floor, the property comprises a stylish and spacious open plan kitchen come living room fully fitted, complete with integrated appliances including fridge/freezer, washing machine and dishwasher. A generous master bedroom and second well proportioned single bedroom. Completing the ground floor is a modern bathroom, which benefits from a shower over bath, WC, hand basin and heated towel rail.

On the first floor of the property you will find a mezzanine , ideal for office space if you work remotely, the office space is separate enough to provide a quiet area away from the main home and could be easily extended into the roof space if required.



what3words ///

shield.sleep.fairly



To the rear, the property boasts a private garden, mostly laid to lawn with a patio area and mature shrubs. The property is complete with an allocated parking space and another parking space available to the front of the property.

The property is located close to Chichester's vibrant city centre. The city's historic centre offers an enviable selection of bars, restaurants and shops. Chichester is renowned for the highly regarded Festival Theatre, Pallant House Gallery and its close proximity to The Goodwood Estate, famous for both motor car and horse racing. To the south of the city is Chichester Harbour (designated an Area of Outstanding Natural Beauty), and within lies the blue flag beach of West Wittering. Chichester station provides rail links to London via the Victoria Line but also via Havant and the Waterloo Line, the station also links connections right along the south coast.

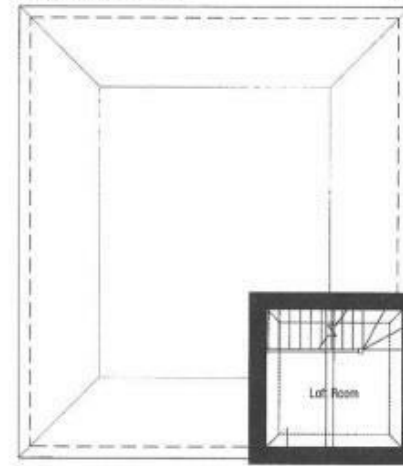


Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		82
(69-80) C	65	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



existing 2-storey element to be retained



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