



**Bell & Blake**  
SALES & LETTINGS

59 Graydon Avenue, Chichester, West Sussex, PO19 8RG

Asking Price £625,000

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PO19 8RG



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- Immaculately presented four-bedroom semi-detached home
- Prime location in Donnington, close to Chichester city centre, rail station and local schools
- Two reception rooms plus generous study – ideal for family living and home working
- Driveway parking, garage and a long south-facing rear garden with excellent privacy
- Two modern bath/shower rooms serving four well-proportioned bedrooms
- Beautifully fitted kitchen with separate utility room and ground floor WC

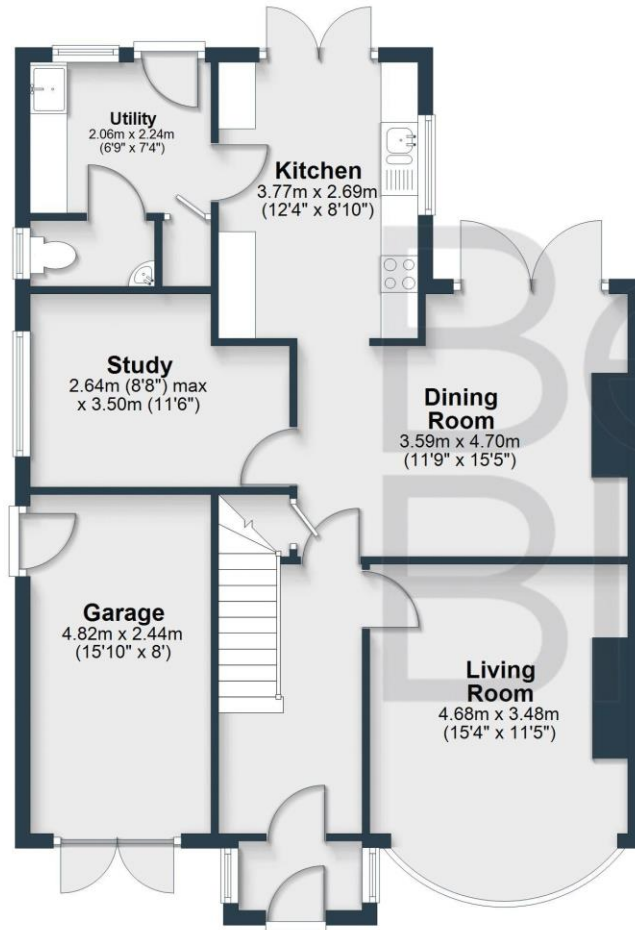
An immaculately presented four-bedroom semi-detached home with a superb south-facing rear garden, ideally located in the highly sought-after area of Donnington, within easy reach of Chichester city centre, the rail and bus stations, and the local high school. The property has been extensively improved and renovated in recent years and is offered in excellent decorative order, allowing a buyer to move straight in. There remains further potential to extend (subject to the necessary consents), as many neighbouring homes have done. The accommodation includes two reception rooms, a generous study, a beautifully fitted kitchen, utility room and ground floor WC. Upstairs are four well-proportioned bedrooms served by two modern bath/shower rooms. To the front is driveway parking for two cars leading to a single garage. A standout feature is the long south-facing rear garden, mainly laid to lawn with mature hedging, providing a private and ideal space for outdoor living. Early internal viewing is highly recommended.

Council Tax Band: E



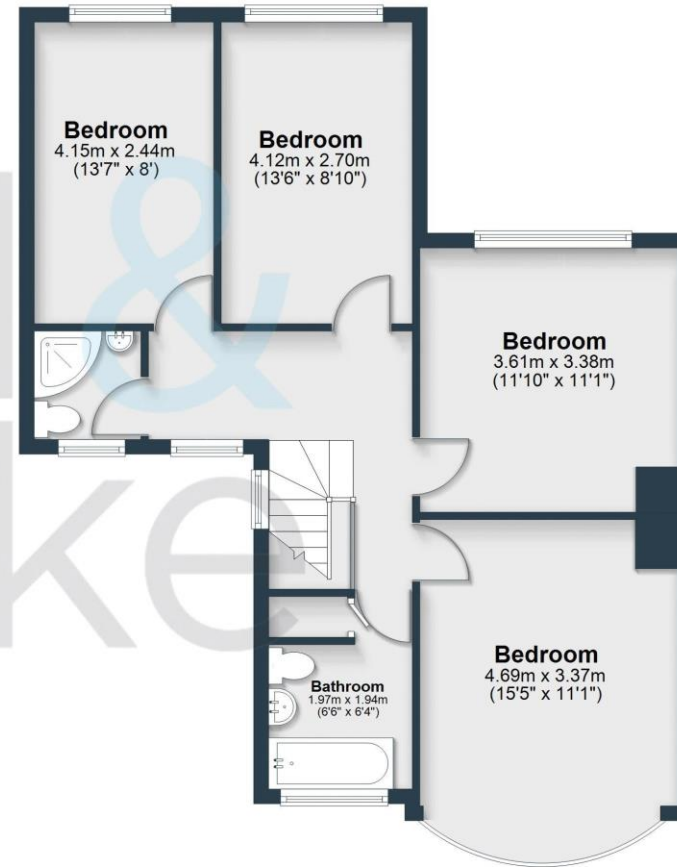
## Ground Floor

Main area: approx. 64.3 sq. metres (691.9 sq. feet)  
Plus garages, approx. 11.8 sq. metres (126.6 sq. feet)



## First Floor

Approx. 65.2 sq. metres (701.5 sq. feet)



Main area: Approx. 129.5 sq. metres (1393.4 sq. feet)

Plus garages, approx. 11.8 sq. metres (126.6 sq. feet)

This plan has been produced by E Property Marketing for illustrative purposes only and should be used as such by any prospective purchaser. Whilst every effort has been made to ensure the accuracy of this plan, measurements of doors, windows, rooms, and other items are approximate. No responsibility is taken for any error, omission, or misstatement.

Plan produced using PlanUp.

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

## Location

The city of Chichester is rich in history and beauty, with parts dating back to the Roman era. It was also of high importance during the Anglo-Saxon times. Within the walled city centre is the Chichester Cathedral founded in 1075 and the Market Cross erected in the centre of city and is believed to have been built in 1501. Chichester is located on the edge of the South Downs National Park and a short drive away from Chichester Harbour which is the home to several sailing and yacht clubs for the boating enthusiasts. Chichester Harbour is also home to the award-winning beaches of the Witterings and quaint seaside villages such as Bosham lining the harbour. There are many attractions around Chichester including the Goodwood Estate only a 10 minute drive from the City Centre with the likes of the Motor Circuit & Race Course holding events throughout the year. Conveniently, Chichester is located off the A27 which links Hampshire, Sussex, and Kent. The A3, A29 and A24 connect London and Mid-Sussex to Chichester, with the M25 and other main arterial routes linking from the West. Chichester has superb transport links via train and bus which are both a leisurely 10-minute stroll into the town from the stations. With rail links to London Victoria and Stagecoach bus services taking you from Brighton to Portsmouth and everywhere in between.



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92+) A                                     |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   | 65      | 71        |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |
| www.epc4u.com                               |         |           |