



10 PENNY ACRE

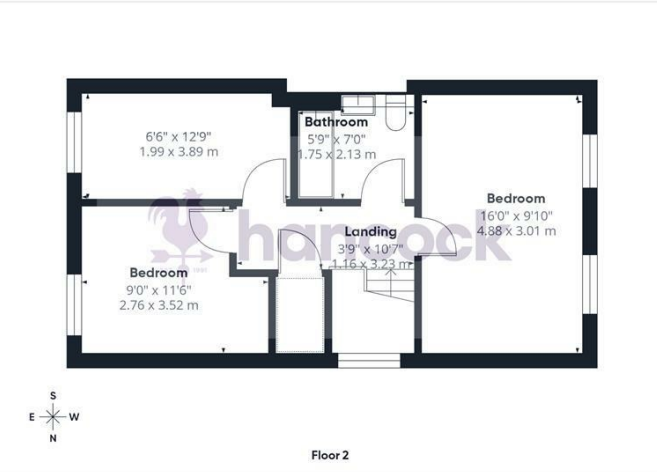
CHICHESTER, PO19 6DY

£2,450

A beautifully presented three-storey townhouse situated in the sought-after Penny Acre development within Graylingwell Park, Chichester. This spacious and versatile home offers four well-proportioned bedrooms arranged across the first and second floors, ideal for families or those seeking flexible living and working space. The property benefits from two modern bathrooms, including an ensuite shower room, in addition to a convenient ground floor cloakroom. The ground floor features a well-appointed kitchen and a separate utility room, providing practical day-to-day convenience. The bright and welcoming sitting room is located on the first floor, offering an elevated living space filled with natural light. The bedrooms are generously sized and thoughtfully arranged over the upper floors. Externally, the property enjoys a manageable rear garden, designed for ease of maintenance with paving and attractive raised beds—perfect for outdoor dining and relaxation. To the front, there are two private driveway parking spaces. Graylingwell Park is a unique and vibrant community, offering residents access to excellent on-site amenities including a café, beautiful communal parkland, and a variety of community groups. A playgroup is also regularly held in the charming Chapel, enhancing the strong neighbourhood feel.



hancock
Lettings & Estate Agents



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 95 |
| (81-91) B | | 88 | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Chichester Office Sales
5 Northgate
Chichester
West Sussex
PO19 1BA

01243 531155
sales@hancockpartners.co.uk
www.hancockpartners.co.uk



hancock
Lettings & Estate Agents