



53 Graylingwell Drive, Chichester, PO19 6AN

£425,000 Freehold



3 Bedrooms



2 Bathrooms



1 Reception Room

Sw

Sims Williams

Key Features

- Fantastic Three Bedroom House
- Opposite Playing Fields
- Sitting Room
- Bright Kitchen/Breakfast Room
- Utility Room
- Master Bedroom With En Suite
- Further Two Bedrooms
- Family Bathroom
- Off Road Parking

EPC Rating

Current = B

Potential = A

Council Tax Band

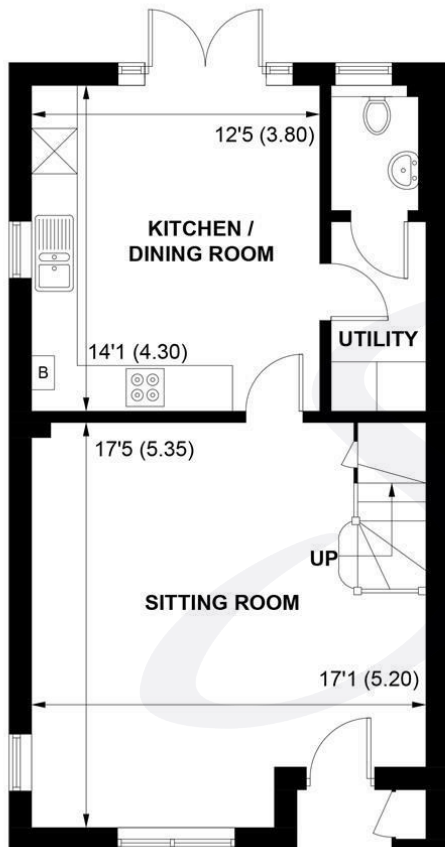
Band = D

Tenure - Freehold

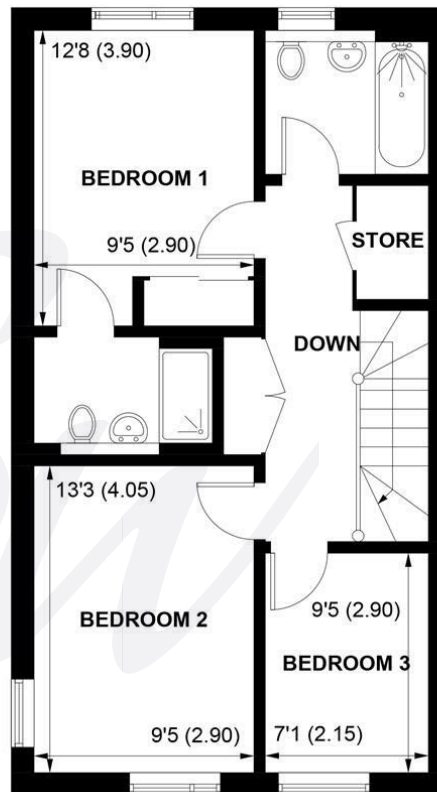
Estate Charges:

£166.00 every 6 months





GROUND FLOOR



FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 1082 SQ FT / 100.5 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2026 ©

Produced for Sims Williams



simswilliams.co.uk

CHICHESTER

8-9 Southgate

Sales 01243 787868

Lettings 01243 836055

chichester@simswilliams.co.uk

WALBERTON

5 Maple Parade

Sales 01243 551368

Lettings 01243 836055

walberton@simswilliams.co.uk

ARUNDEL

8a High Street

Sales 01903 885678

Lettings 01903 881133

arundel@simswilliams.co.uk

BOGNOR REGIS

46 High Street

Sales 01243 862626

Lettings 01243 836055

bognor-regis@simswilliams.co.uk

Viewing Strictly by arrangement via the vendor's agent Sims Williams 01243 787868. These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.