



42 North Mead, Chichester - PO19 6EG

Guide Price £499,950 Freehold



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42 North Mead

Chichester

A particularly spacious and beautifully presented 3 storey townhouse with 3 double bedrooms, 3 bathrooms, integral garage and a south facing balcony overlooking Graylingwell Chapel.

- Modern, stylish townhouse constructed circa 2019
- Spacious accommodation arranged over three floors
- Impressive 19' sitting room with south-facing balcony
- Swedish Khars oak flooring to first floor living room and bedroom
- Elevated views towards Graylingwell Chapel and surrounding green
- All bedrooms are well-proportioned doubles
- Full-width kitchen/dining room with doors opening onto the rear garden
- Separate utility room and ground floor cloakroom
- Principal bedroom with walk in wardrobe and ensuite shower room
- Landscaped rear garden, integral garage and driveway parking.





ACCOMMODATION:

Constructed around 2019 by Linden Homes and benefiting from the remnant of a 10-year builders warranty, this beautifully presented townhouse offers spacious and well-balanced accommodation arranged over three floors, extending to approximately 1,790 sq. ft including the integral garage.

The property has been thoughtfully maintained and improved, with all bedrooms configured as doubles and a particularly impressive first floor living space enjoying a southerly aspect. The ground floor is centred around a full-width kitchen/dining room, a bright and sociable space with double doors opening directly onto the rear garden.

The kitchen is fitted with a comprehensive range of contemporary units, complemented by generous work surfaces and a selection of integrated appliances, including a recently installed AEG dishwasher. There is ample space for a dining table, while the overall layout is well suited to both everyday living and entertaining.

A separate utility room provides additional storage and laundry space, and a cloakroom is positioned off the hallway. Internal access leads to the integral garage, offering further practicality.





ACCOMMODATION:

On the first floor, the sitting room extends to over 19' in width, forming an excellent principal reception space with two sets of double doors opening onto a south-facing balcony. From here there are attractive open views towards Graylingwell Chapel and the surrounding green, creating a strong sense of space and outlook. Also on this floor is a generous double bedroom served by a nearby bathroom, offering flexibility for guests or alternative use.

The second floor provides two further well-proportioned double bedrooms. The principal bedroom benefits from a walk in wardrobe and a modern ensuite shower room, while the remaining bedroom is served by a further contemporary ensuite shower room. The proportions throughout are notably comfortable, with good natural light and practical storage incorporated across each level.

Outside, the rear garden has been attractively landscaped for ease of maintenance, with a paved terrace ideal for alfresco dining and a variety of established planting adding colour and interest. To the front, there is driveway parking in addition to the integral garage.





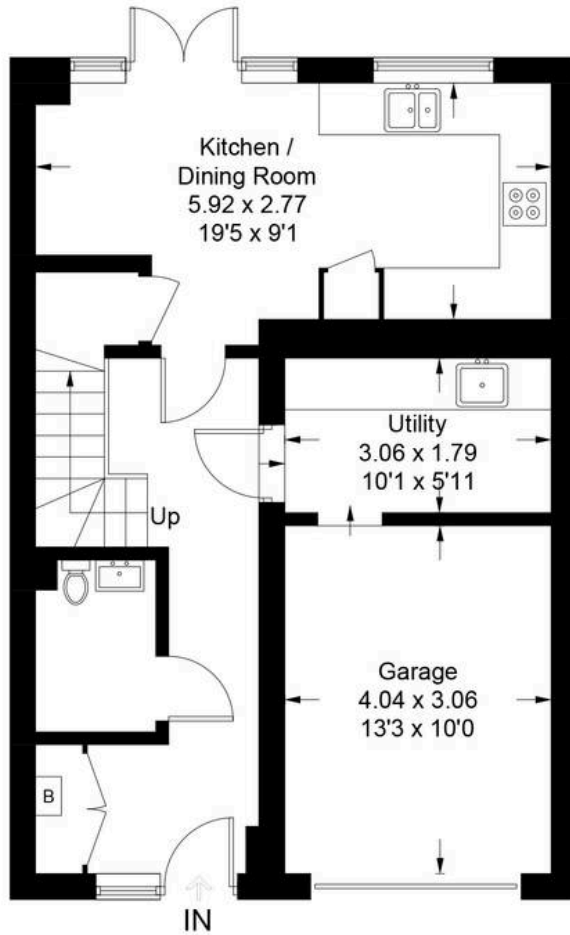
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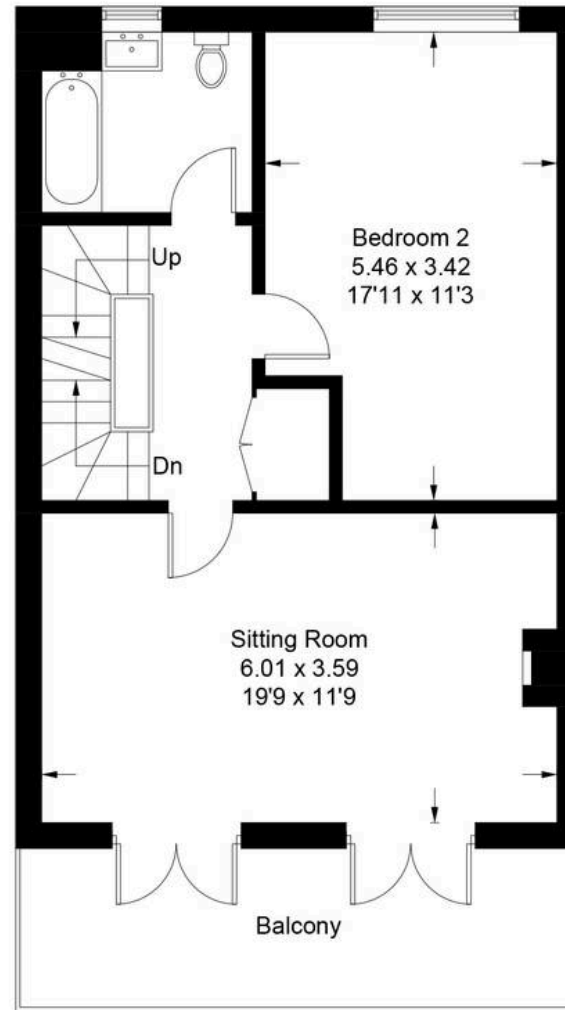
Approximate Gross Internal Area = 166.4 sq m / 1791 sq ft
(Including Garage)



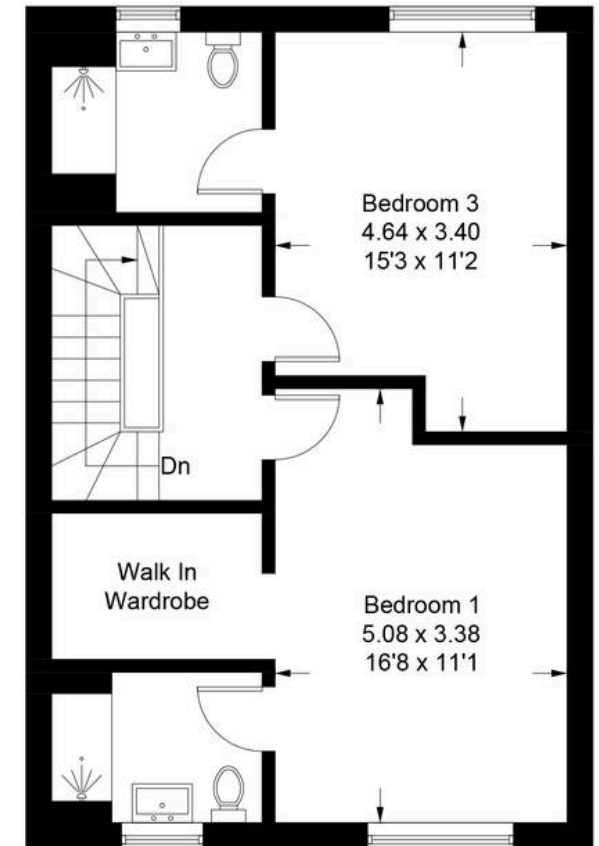
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Ground Floor



First Floor



Second Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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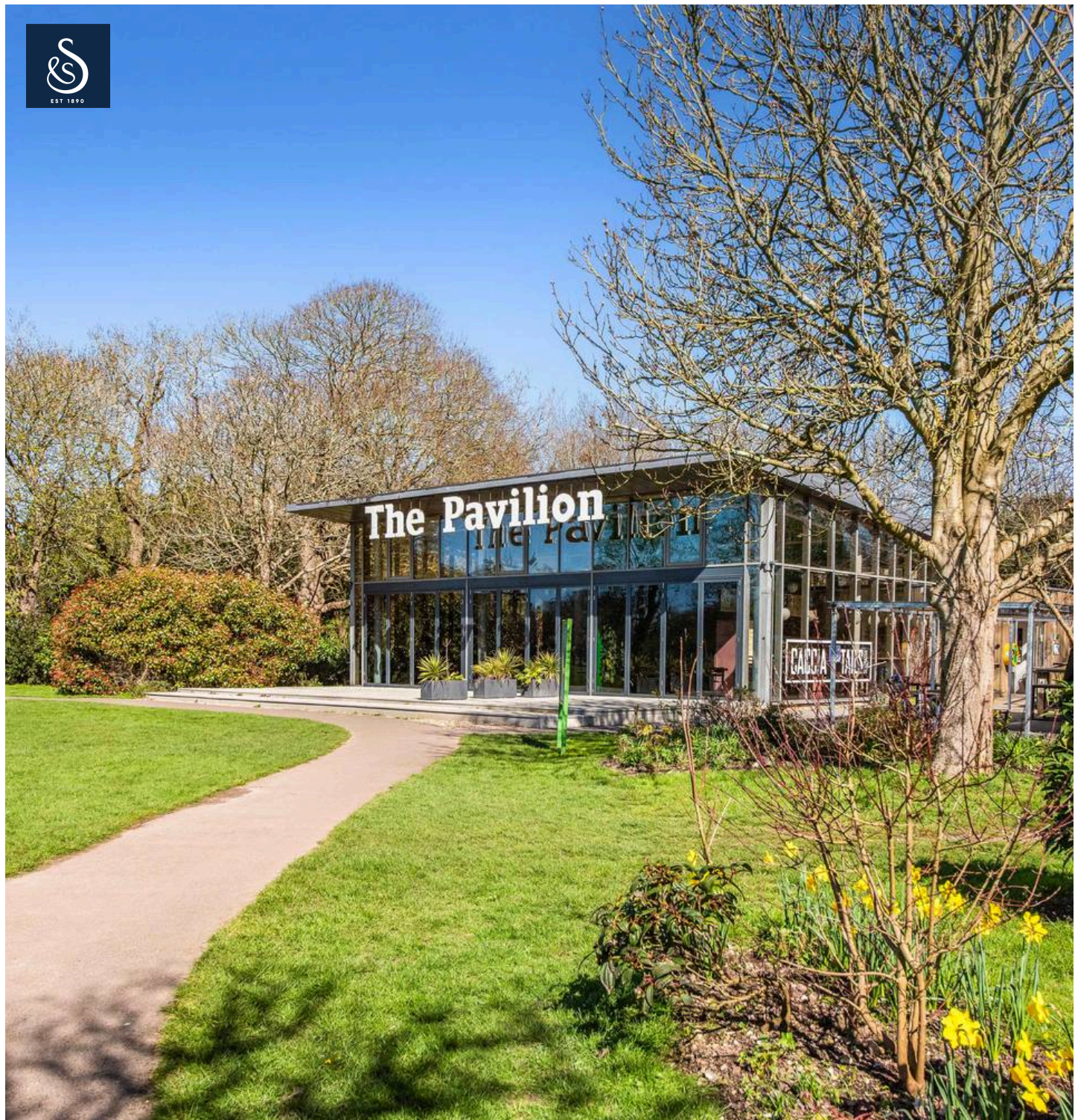
LOCATION:

North Mead lies only about 1 mile to the north of the city centre and sits on the edge of the Graylingwell Park development, which enjoys 85 acres of parkland, within easy reach of Oaklands Park, Chichester Festival Theatre, university, rugby and tennis clubs. The site is designated as a Conservation Area and contains two Grade II listed buildings, a Scheduled Monument and community buildings including 2 cafés. There are also an on-site pre-school, children's park and outdoor gym.

The cathedral city of Chichester offers excellent high-street shopping, many fashionable restaurants, cafes, bars, a leisure centre with swimming pool, sports clubs, cinemas, and is home to the Pallant House Gallery. To the north of the city is the Goodwood Estate, which is famous for its many sporting event days including the much-celebrated Festival of Speed and Goodwood Revival for motor racing enthusiasts, and a season of horseracing including the Qatar Festival. The South Downs National Park is within easy reach, and Chichester Harbour, along with Chichester Marina and Birdham Pool, are located just to the south-west, the harbour being home to several popular sailing clubs. There are bus stops nearby, and Chichester's centrally located train station provides services along the coast to Portsmouth and Brighton, and to London Victoria.

INFORMATION: Services: All main except gas. Heat Exchange Unit for heating and hot water supplied by biomass fired communal heating system (Graylingwell Energy) | Tenure: Freehold | Local Authority: Chichester District Council | Council Tax Band: Band E | EPC Rating: Band B

what3words: ///decay.beard.flash





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