



Bell & Blake
SALES & LETTINGS

31 North Mead, Chichester, West Sussex, PO19 6EG

Asking Price £450,000

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2



3



3

EPC B

- › 3 Double bedrooms with ensembles
- › Downstairs WC
- › Garage with utility space
- › Spacious living room with full width balcony
- › Kitchen diner
- › South facing rear garden
- › Cul-de-sac location
- › Walking distance, approx. 1 mile from the city centre

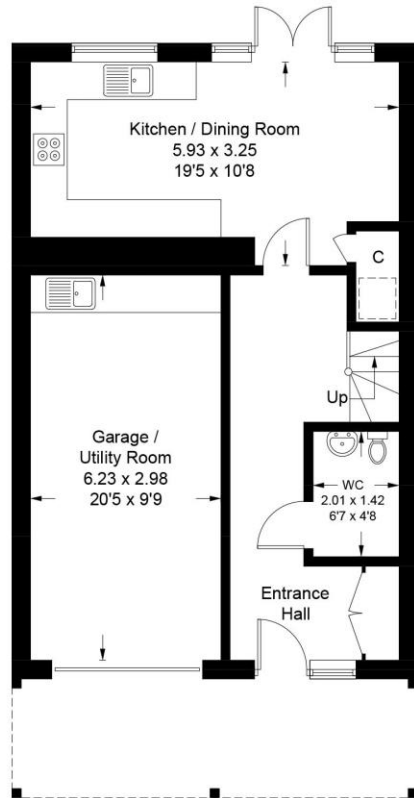
A fantastic light and bright modern family home set in the sought after development of Graylingwell Park located to the north of the city and set in 85 acres of parkland. The property offers superb flexible and spacious accommodation set over three floors with a wonderful open plan kitchen diner, an integrated garage with utility space to the ground floor, a spacious living room with balcony and master bedroom with ensuite to the first floor and 2 further double bedrooms, both with ensembles on the 2nd floor. Outside to the front there is a driveway for up to 2 cars, then a private South facing garden to the rear, with rear pedestrian gate and shed.

Graylingwell Park which is one of the UK's largest carbon neutral developments. Community facilities include three children's play parks; a Wellness Centre which offers various studio classes, treatment rooms & a cafe with a view over Havenstoke Park. The Chapel which is now the community hub & cafe. The Chichester Community Development Trust (based at Graylingwell) offers many activities for all the family.

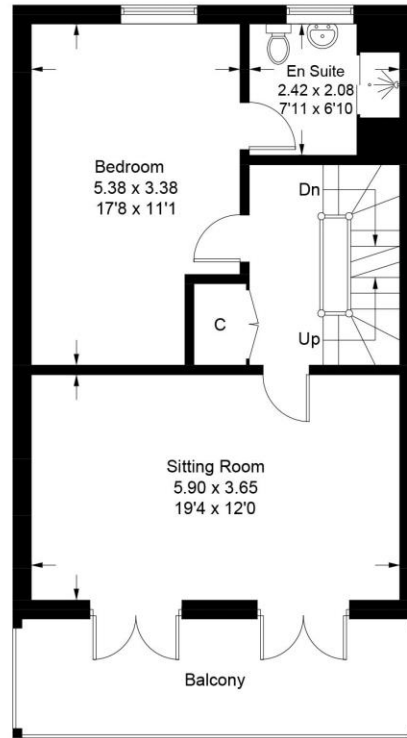
Council Tax Band: E



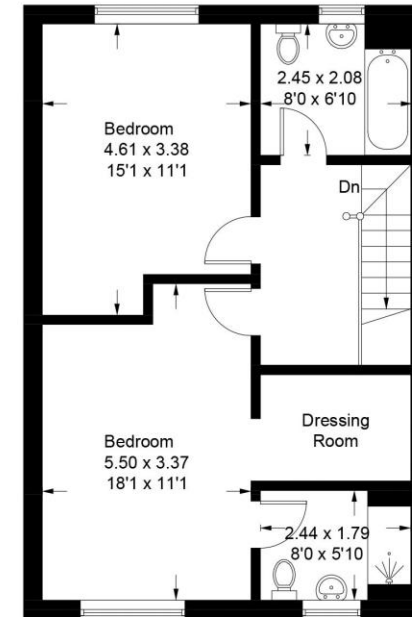
North Mead



Ground Floor



First Floor



Second Floor

Approximate Gross Internal Area
 Ground Floor = 37.2 sq m / 400 sq ft
 First Floor = 55.6 sq m / 598 sq ft
 Second Floor = 55.2 sq m / 594 sq ft
 Garage = 19.1 sq m / 205 sq ft
 Total = 167.1 sq m / 1797 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of door, window, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purpose only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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.



Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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