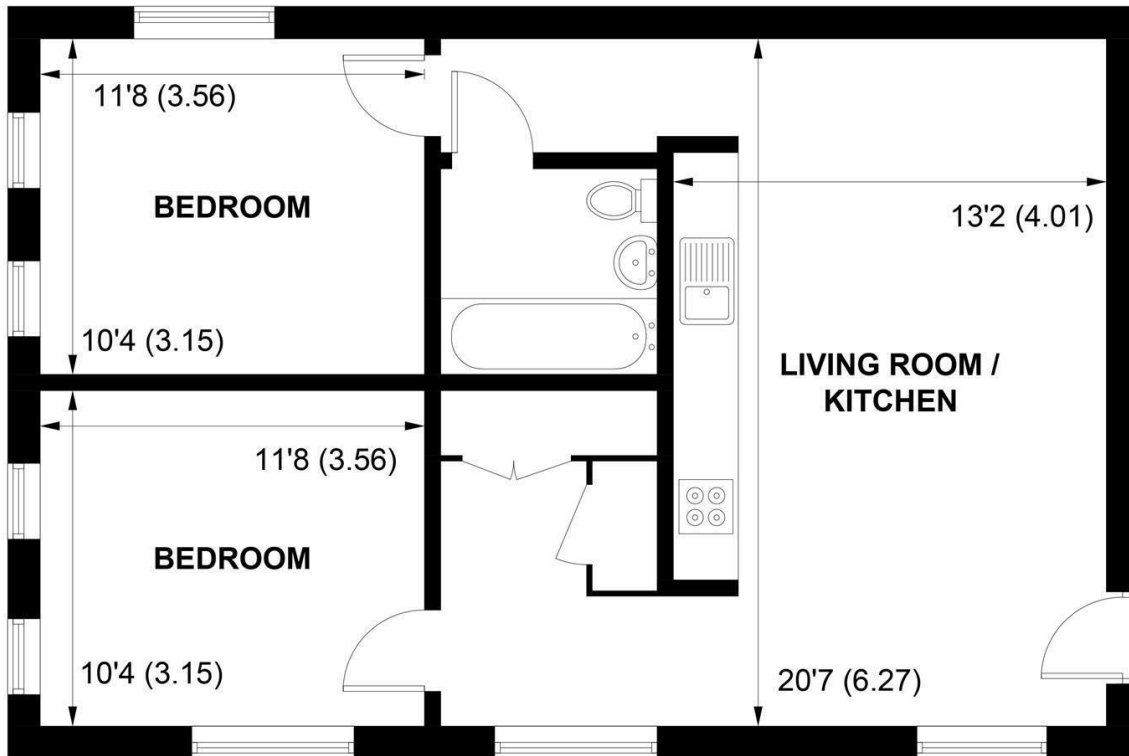




Sims Williams



168 LONGLEY ROAD, GRAYLINGWELL PARK, CHICHESTER, WEST SUSSEX, PO19 6EA



## GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA = 675 SQ FT / 62.7 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2020 ©

Produced for Sims Williams

# £1,275 PCM

168, LONGLEY ROAD,  
GRAYLINGWELL PARK CHICHESTER,  
WEST SUSSEX, PO19 6EA

- Ground Floor Apartment
- Sought After Grailingwell Estate
- Open Plan Lounge/Kitchen
- Fitted Kitchen With Appliances
- Two Double Bedrooms
- Modern Bathroom
- Allocated Parking
- Neutral Decor Throughout
- Five Weeks Rent Security Deposit

## EPC RATING

Current = D  
Potential = C

## COUNCIL TAX BAND

Band = C

Modern two bedroom ground floor apartment on the Grailingwell Estate.

Shared entrance with one other apartment leads to the front door. Once through the front door you are welcomed in to the open plan lounge/kitchen. The kitchen is finished to a high standard with coffee coloured gloss floor and base level cupboards, integrated fridge/freezer, dishwasher and electric oven and hob with extractor over.

There are two double bedrooms at opposite sides of the apartment. The bathroom has been finished to a modern standard comprising of a white suite with shower over bath and heated ladder towel rail. There is a large cupboard housing the boiler and the washing machine in the hallway leading to the bedroom and additional meter cupboard.

The property is neutrally decorated throughout and benefits from gas central heating.

*Application and Fees Holding Deposit – capped at One weeks rent Paid by you to reserve the Property. This will only be retained by us if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/or Deed of Guarantee) within 15 calendar days.*

Sales & Lettings offices in Arundel, Bognor Regis, Chichester & Walberton

