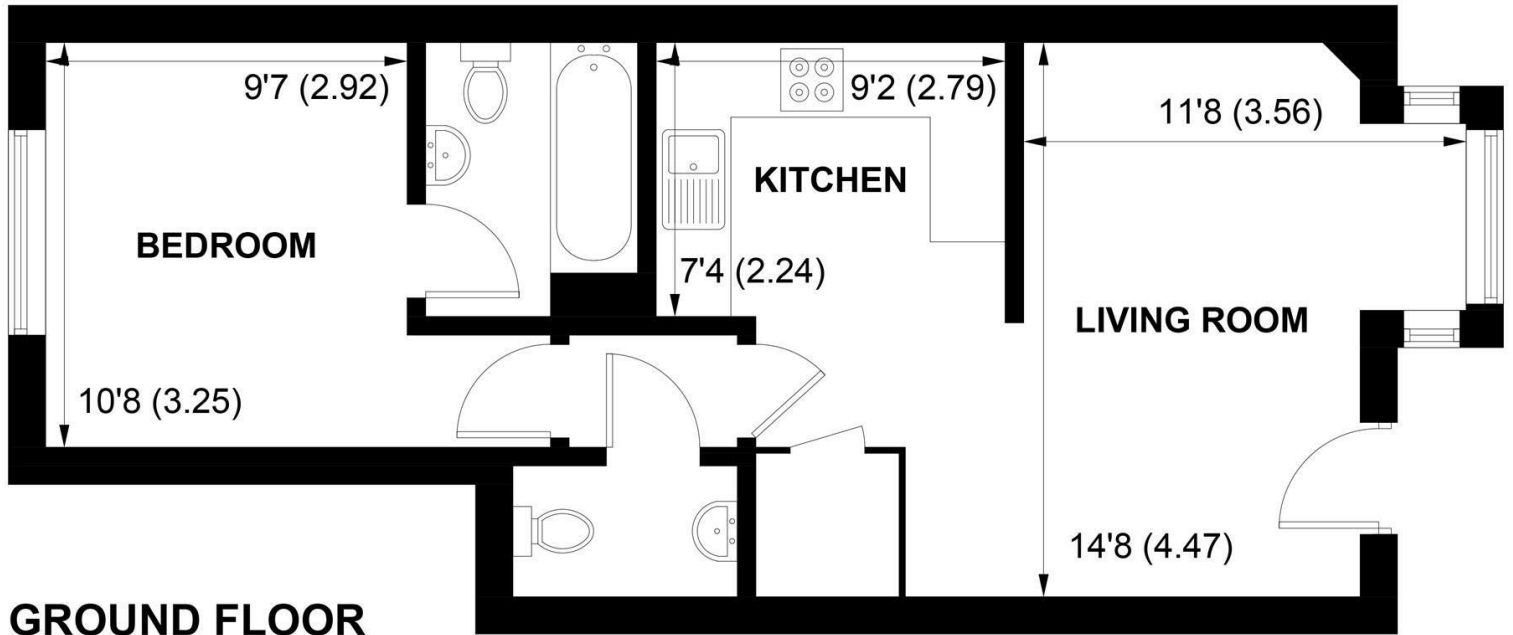


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Sims Williams



21 GRAYLINGWELL DRIVE, CHICHESTER, WEST SUSSEX, PO19 6AN



APPROXIMATE GROSS INTERNAL AREA = 471 SQ FT / 43.8 SQ M

**NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2021 ©
Produced for Sims Williams**

CHICHESTER OFFICE

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£179,000 Leasehold

21, GRAYLINGWELL DRIVE,
CHICHESTER,
WEST SUSSEX, PO19 6AN

- Ground Floor Apartment
- Private Entrance
- Bright South Facing Lounge
- Fitted Kitchen
- Double Bedroom
- Bathroom
- Cloakroom
- Allocated Parking Space
- Chain Free

EPC RATING

Current = C

Potential = C

COUNCIL TAX BAND

Band = B

An immaculately presented ground floor apartment with private entrance within a residential close. Having recently had new carpets and flooring fitted and having been decorated throughout this property is ready to move into.

Upon entering the property you are welcomed in to the lounge immediately which is a bright south facing room with bay window and offers space for a dining table and chairs. Within the lounge is a storage cupboard located opposite the kitchen.

There is a modern fitted kitchen with base and eye level units integrated oven and hob and space for appliances.

There is a hallway housing a cloakroom comprising of a white basin and W.C.

The double bedroom is of good size and benefits from having an en suite bathroom which comprises of a white suite with shower over bath and towel rail fitted over the radiator.

The property has gas central heating, double glazing. There is one allocated parking space for the property.

Lease

155 years remaining on the lease as of 1 Jan 2007, hence 139 years left. We have been advised by the seller the service charge is £1,138.82 per annum paid half yearly and ground rent is £454.53 per annum.

Directions

From our office in Southgate, head along Market Avenue and follow the one way system around St Pancras and take the exit towards the hospital and onto Spitafeld Lane. At the mini roundabout, take the first exit into Douglas Martin Road and then second exit into Swanfield Drive. Follow a short distance and turn left into Bradshaw Road continue to the mini roundabout and turn left into Barnfield Drive. At the T Junction turn left into Palmer Field Avenue and immediately right into Bostock Road where Graylingwell Drive can be found on the right hand side.

Disclaimer

As the seller's agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property or issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.

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

