

A photograph of a modern two-story brick townhouse. The building features a red brick facade, white-framed windows, and a balcony with a black metal railing. A white garage door is visible on the ground floor, and a black front door with a glass panel is also present. The house is set in a courtyard with some greenery and a blue sky with light clouds in the background.

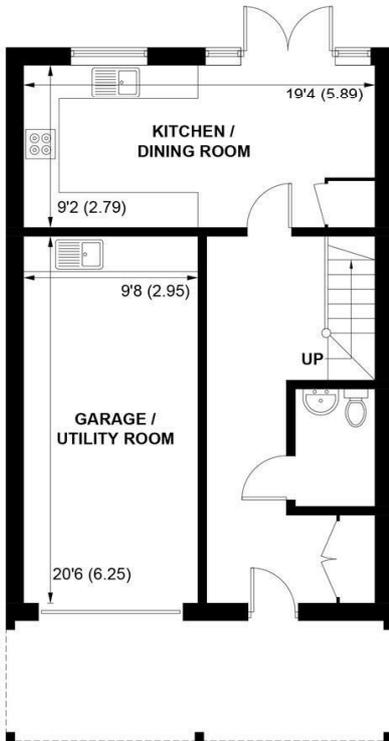
*SW*

Sims Williams

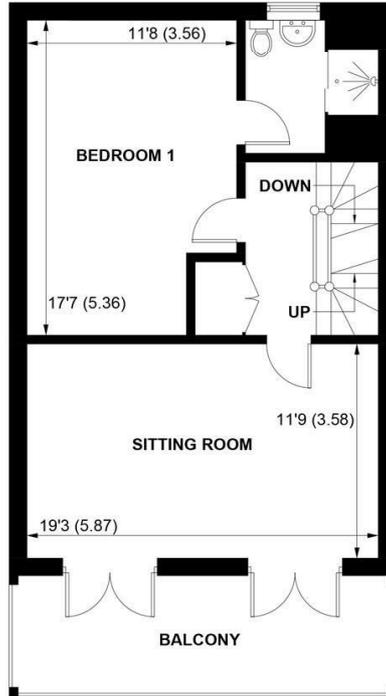
31, NORTH MEAD, CHICHESTER, WEST SUSSEX, PO19 6EG

A stylized, light blue logo consisting of the letters 'S' and 'W' intertwined, located in the bottom right corner of the image.

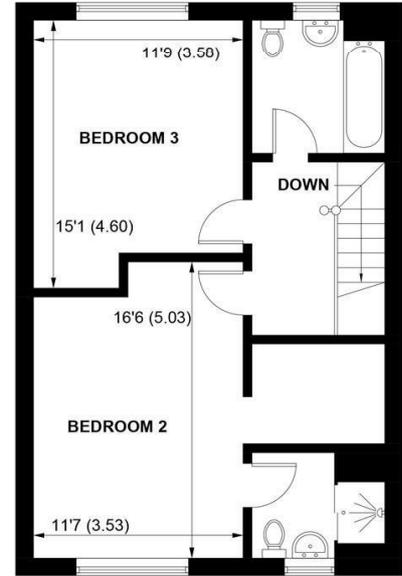




**GROUND FLOOR**



**FIRST FLOOR**



**SECOND FLOOR**

APPROXIMATE GROSS INTERNAL AREA = 1563 SQ FT / 145.2 SQ M

GARAGE / UTILITY ROOM = 198 SQ FT / 18.4 SQ M

TOTAL = 1761 SQ FT / 163.6 SQ M

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

Produced for Sims Williams

# £425,000

31, NORTH MEAD,  
CHICHESTER,  
WEST SUSSEX PO19 6EG

- Modern Home
- Chain Free
- Garage & Parking
- Three Bathrooms
- South Facing Garden
- Kitchen/Diner
- Three Double Bedrooms
- NHBC Warranty

## EPC RATING

Current = B  
Potential = A

## COUNCIL TAX BAND

Band = E

Immaculately presented modern townhouse situated in the well regarded Graylingwell development just to the north of City Centre and within close walking distance of local schools, shops and bus routes. Benefiting from three double bedrooms, three bathrooms, garage and off road parking with the remainder of an NHBC warranty.

The house is spread across three floors and over 1700sqft of versatile living space. To the ground floor is the superb modern fitted kitchen diner with integrated appliances, double oven, earthstone work surfaces and double doors leading to the south facing garden. There is also a cloakroom and access to the integrated garage which houses a handy utility area and up and over door.

To the front of the first floor is the full width living room with twin double doors leading out to the balcony. Adjacent is a very well proportioned double bedroom with plenty of space for wardrobes and contemporary ensuite which has been fully fitted with walk in shower and pedestal sink.

The second floor houses two further double bedrooms and fully fitted family bathroom. The bedroom to the front could equally serve as a master with fitted ensuite, floor to ceiling window and dressing/study area.

The south facing garden is mostly laid to lawn with patio seating area and pathway leading to the potting shed and rear access.

Graylingwell Park is a beautiful development incorporating the conversion of a former hospital, along with purpose built apartments and houses. There is a regular bus service into Chichester city centre, which can also be accessed via a lovely walk through Oaklands Park. The city has a wide range of shops and restaurants, as well as cultural amenities such as Pallant House Gallery and the Festival Theatre.

Sales & Lettings offices in Arundel Chichester & Walberton



