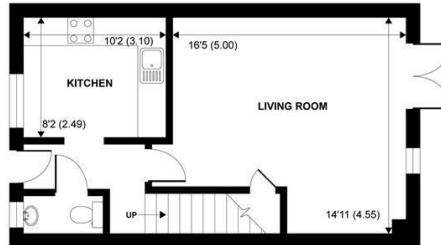
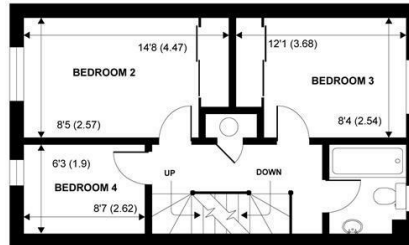
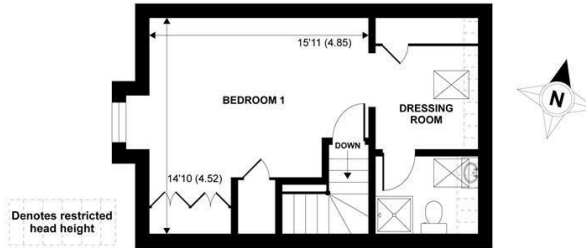


The logo for Sims Williams, featuring the letters 'SW' in a stylized, cursive font.

Sims Williams



40 GRAYLINGWELL DRIVE, CHICHESTER, PO19 6AN



APPROX. GROSS INTERNAL FLOOR AREA 1186 SQ FT 110.2 SQ METRES
 NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2018©

£1,700 PCM

40, GRAYLINGWELL DRIVE,
CHICHESTER,
, PO19 6AN

- Three Story Town House
- Excellent Condition
- Four Bedrooms
- Two Bathrooms
- Kitchen
- Sitting Room
- Cloakroom
- Off Road Parking
- Available: August 2021

EPC RATING

Current = C

Potential = B

COUNCIL TAX BAND

Band = E

This three story town house of the highest quality, which is presented in superb decorative order, having been beautifully maintained and improved in recent times. A particular feature is the vast master bedroom suite, which is set on the top floor and incorporates a dressing area and an en - suite shower room. All the rooms are of generous proportions and the property has tastefully presented kitchen and bathroom fittings.

The sitting room enjoys a lovely outlook over the rear garden and the kitchen and bathroom suites are tastefully presented. There is off - road parking and the garden is designed for ease of maintenance. The three other bedrooms are all of a decent size.

This property is ideal either as a family home or for professionals. The three story layout means that the bedroom configuration is versatile and flexible and the main reception room is also of a decent size. Given its proximity to the hospital and university, it is very conveniently situated, particularly for St Richard's and also Rolls - Royce. An internal inspection is recommended.

Please note that a long term let is desirable.

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.

