



## 49 GRAYLINGWELL DRIVE

WEST SUSSEX, PO19 6AN

£1,375 PCM

A charming character detached pump house built in a highly sought after location in Chichester just a short walk from St Richards Hospital. mainly situated across the ground floor, the property comprises of a sizeable modern bathroom with shower over bath, WC, hand basin and towel rail, one well sized double and one single bedroom and a generous and spacious open plan kitchen living room with fully fitted kitchen including fridge/freezer, washing machine and dishwasher. The property also benefits from a mezzanine level, ideal for office space.

The property also boasts a part patio, part lawned garden and also benefits from two allocated parking spaces.


Available on an unfurnished basis, internal viewings are highly recommended.



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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>	65	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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