



**16 North Mead, Chichester, PO19 6EG**  
**Guide price £500,000**

 4  2  1  B



A modern and rather spacious family home, nestled in the thoughtfully designed Graylingwell Park.

Developed around 2019 by Linden Homes, accommodation set over three floors details four well proportioned bedrooms, all with fitted wardrobes, a luxury en suite to the principle bedroom, lavish family bathroom, fantastic front to back living room with vaulted ceiling, a Juliette balcony to the front aspect and a terrace overlooking the rear garden. There is also a generous kitchen/dining room with integrated appliances, plenty of storage cupboards, ample work surfaces and direct access onto the private rear garden. The entrance hall is absolutely huge and gives way to a further downstairs toilet and handy storage cupboards.

Externally there are two covered off street parking spaces and further visitor bays just around the corner.

Chichester City Centre is close by for all your day to day needs which can be accessed on foot through Oaklands Park or a handy regular bus service. Once there you will find a great selection of shops and restaurants, a theatre and the stand out 12th century cathedral. If you have children or they are on the way, there is a local play park and parents can grab a coffee from the cafe.

Please note, there is also the option to purchase 50% of this home via shared ownership.

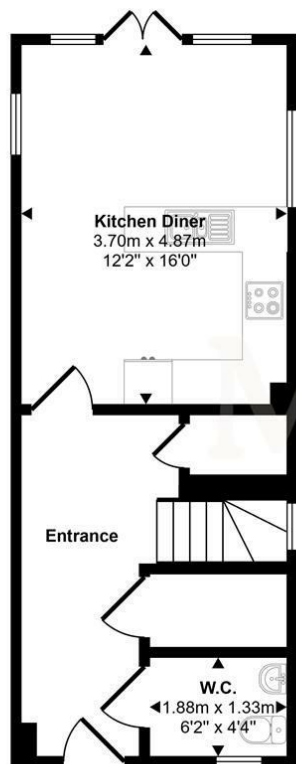




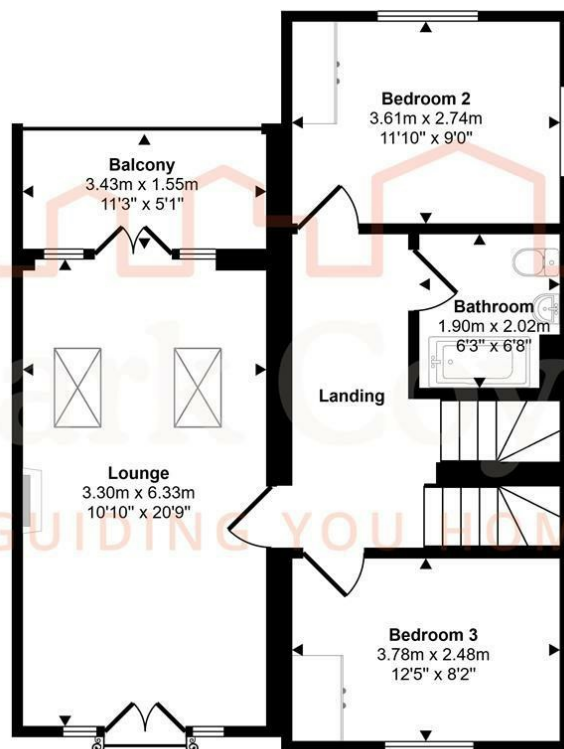




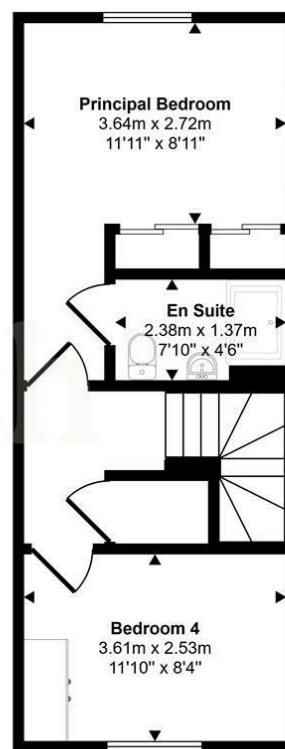
Approx Gross Internal Area  
136 sq m / 1467 sq ft



Ground Floor  
Approx 35 sq m / 380 sq ft

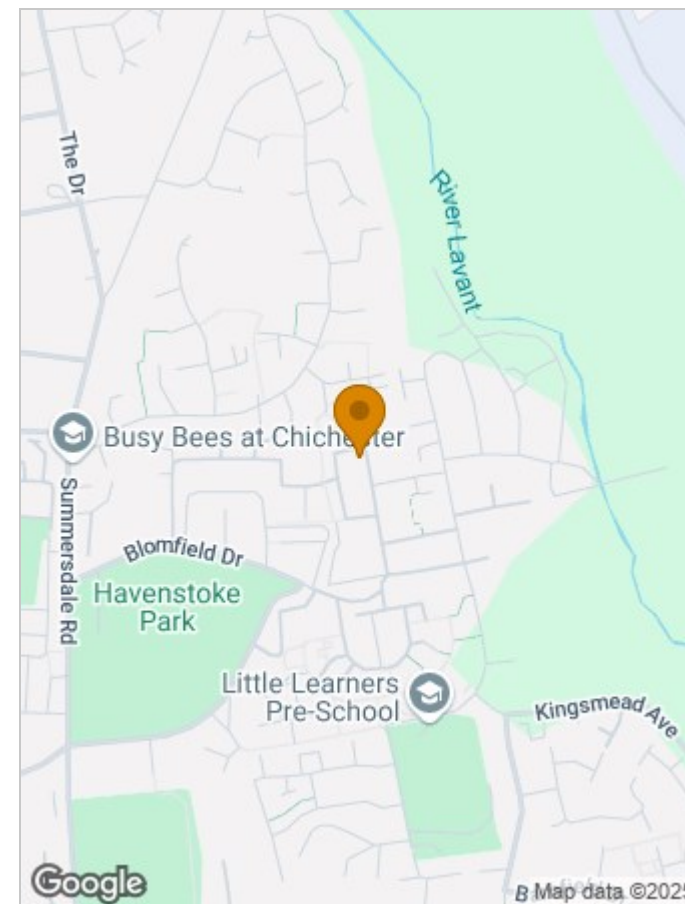



First Floor  
Approx 66 sq m / 706 sq ft




Second Floor  
Approx 35 sq m / 380 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Current	Poten
Very energy efficient - lower running costs			
(92 plus) A			9
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

## Viewing

Please contact our Mark Coysh Office on 01372 303703 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.