

Book a Viewing

Call: 01243 861344
Email: Sales@ClarkesEstates.co.uk
27 Sudley Road, Bognor Regis, PO21 1EW

The Property Ombudsman · APPROVED CODE TRADINGSTANDARDS.UK · naea | propertymark PROTECTED · rightmove find your happy

Follow us on

IMPORTANT NOTICE
1: These particulars do not constitute part or all of an offer or contract. You should not rely on statements by Clarkes in the particulars as being factually accurate. Clarkes do not have authority to make representations about the property. 2: The measurements shown are approximate only. Potential buyers are advised to recheck the measurements before committing to travel or any expense. 3: Clarkes have not tested any apparatus, equipment, fixtures, fittings or services and buyers should check the working condition of any appliances. 4: Clarkes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Any reference to alterations or use of any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained.

Clarkes

Service you deserve. People you trust.

Asking price

£325,000

Leasehold

8 Penny Acre, Chichester, PO19 6DY









- **2 Bedroom Apartment**
- **Modern Kitchen**
- **Ensuite To Bedroom One**
- **Two Parking Spaces**
- **Attractive Communal Gardens**



What the agent says... “,,

Located on the prestigious Graylingwell development is this delightful, modern, 2 bed, first floor apartment. Graylingwell was originally a Victorian era hospital and is today a mixed use residential development set in 85 acres of historic conserved parklands. If you are in the market for a Chichester apartment, this is ***the*** place to be.

The apartment was converted in 2011 and is now offered for sale with no forward chain. The accommodation comprises; a main reception that is open plan to a (separate) modern kitchen, a main bedroom with an ensuite shower room, a 2nd double bedroom, main bathroom (that has a further shower over the bath) and storage cupboards to the hall.

The kitchen is tastefully fitted out and benefits from an integral dishwasher, fridge, freezer, oven, hob and extractor. Bathrooms are all modern and the property is generally well presented. Other unusual features include an electric boiler that heats the radiators, and decorative balustrades protecting internal access to the windows.

Outside are attractive gardens with benches, well formatted bin stores and the property has x 2 designated spaces in the carpark. Parking is carefully controlled and permits are used to prevent unauthorised vehicles from using the designated spaces.

Material Information:

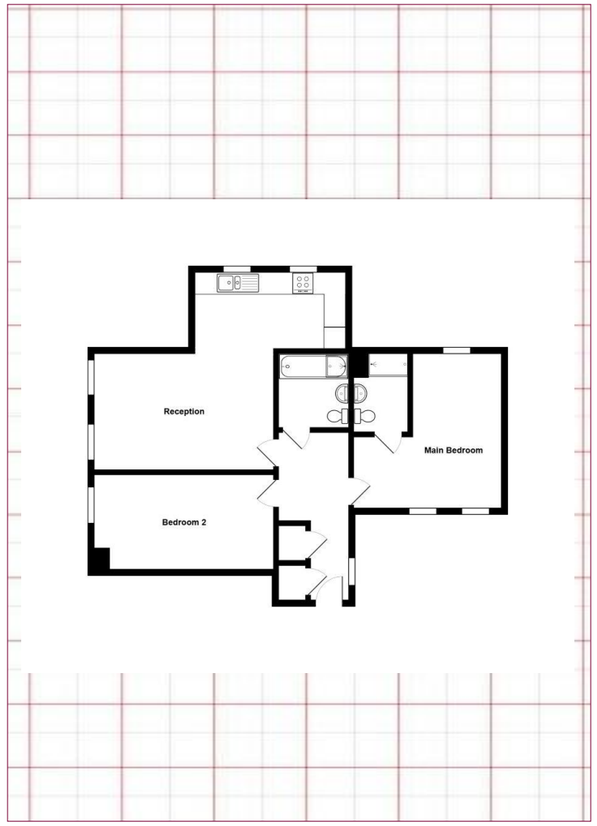
Council Tax: Arun District Council Band C
Property Type: Apartment
Property Construction: Standard
Electricity, Water, Drainage Supply: Mains
Heating: Electric
Parking: TwoAllocated Parking Spaces

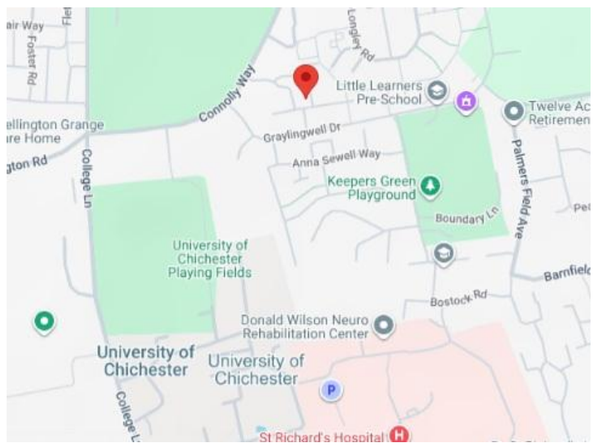
Images are representative of the property, with digital enhancements used where appropriate to improve lighting, colour and overall presentation.

On 14/08/2026 information from the Ofcom Website shows:

Broadband	**Availability**	**Max Down**	**Max Up**	
Standard	✓	12 mbps	1 mbps	
Superfast	✓	79 mbps	20 mbps	
Ultrafast	✓	1800 mbps	220 mbps	
Mobile	**Indoor**		**Outdoor**	
	Voice	**Data**	**Voice**	**Data**
EE	Variable	Variable	Good	Good
Three	Variable	Variable	Good	Good
O2	Good	Good	Good	Good
Vodafone	Good	Good	Good	Good

Anti Money Laundering checks at **£54 Per Purchaser** will be required before a sale can be Livened. Please see the property on the Clarkes Website for further details.





Accommodation

Hall: - 4.73m x 1.98m (15'6" x 6'5") Including storage cupboards

Bedroom One: - 4.31m x 4.17m (14'1" x 13'8") At widest Points (L Shaped Room - See Floor Plan)

Ensuite Shower Room: - 2.19m x 1.5m (7'2" x 4'11")

Bathroom: - 2.07m x 1.97m (6'9" x 6'5")

Bedroom Two: - 5.01m x 2.66m (16'5" x 8'8")

Sitting Room: - 5.06m x 3.27m (16'7" x 10'8")

Kitchen: - 4.25m x 2.14m (13'11" x 7'0")

Leasehold Information
The seller informs us that there are 134 years years remaining on the lease, the ground rent is Nil, and the current maintenance charge is £180pcm = £2,160pa. We have not sighted documents to evidence this and advise that should you proceed to purchase this property this should be checked by your conveyancer.

