



Bell & Blake
SALES & LETTINGS

36 Priors Acre, Boxgrove, Chichester, West Sussex PO18 0ER

Asking Price £599,950

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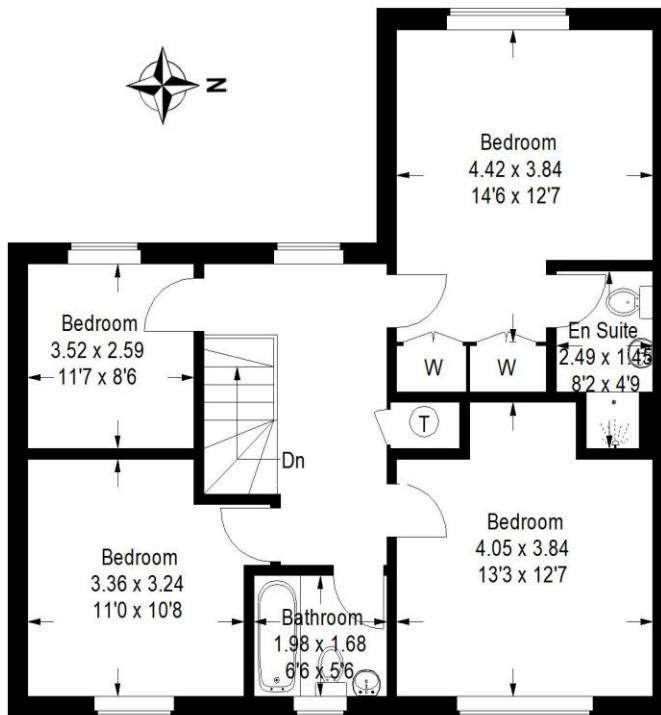
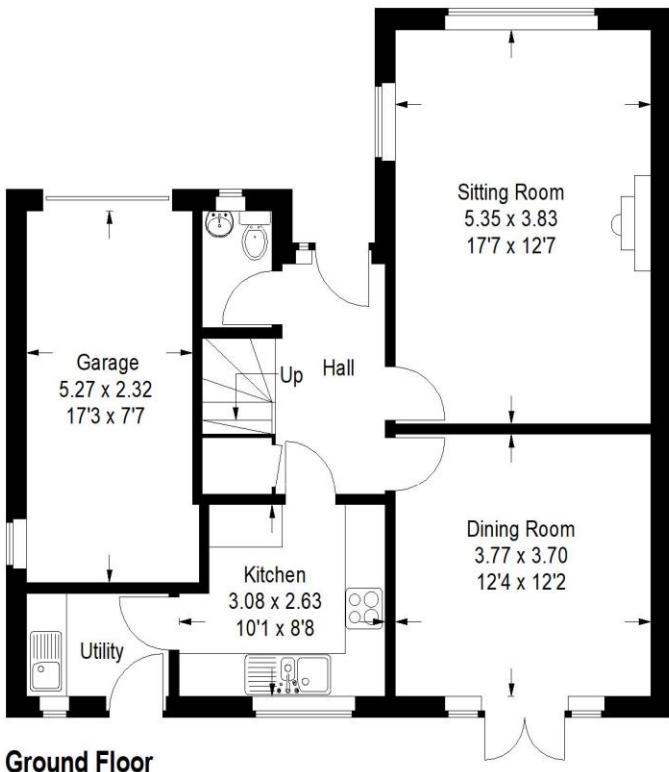
- No onward chain
- Quiet end of cul-de-sac location
- Sought after village
- Well proportioned family home
- Off road parking
- Private rear garden
- Well maintained
- Double glazing

A deceptively spacious and well-proportioned four-bedroom detached house located at the end of a no through road in the sought-after village of Boxgrove. The property has accommodation arranged over two floors and has been well maintained since it was built in the 1990's. On the ground floor there is a lovely, fitted kitchen with separate utility room, integral garage, cloakroom and a particularly generous sitting room and separate dining room with French doors to the rear garden. On the first floor there are four bedrooms, an en suite shower room and built in wardrobes to the master bedroom and a separate family bathroom. To the rear there is a private enclosed garden mainly laid to lawn and to the front off-road parking for 2 vehicles plus access to the garage. Internal viewing is strongly recommended to appreciate this property and its lovely location.

Council Tax Band: F



Priors Acre



Approximate Gross Internal Area
 Ground Floor = 59 sq m / 635 sq ft
 First Floor = 70 sq m / 753 sq ft
 Garage = 13.2 sq m / 142 sq ft
 Total = 142.2 sq m / 1530 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of door, window, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purpose only and should be used as such by any prospective purchaser or tenant.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

Location

The popular village of Boxgrove lies approximately 3 miles north east of the Roman city of Chichester at the foot of the South Downs and about 5 miles inland from the southern coast of England. It is an area of outstanding natural beauty with many historical buildings both within the village and in nearby towns and cities like Chichester and Portsmouth. The village itself has a village shop, Church of England School, church and a public house approx. 0.5 miles away in the village of Halnaker. The city of Chichester is rich in history and beauty, with parts dating back to the Roman era. It was also of high importance during the Anglo-Saxon times. Within the walled city centre is the Chichester Cathedral founded in 1075 and the Market Cross erected in the centre of the city and is believed to have been built in 1501. Chichester is located on the edge of the South Downs National Park and a short drive away from Chichester Harbour which is the home to several sailing and yacht clubs for the boating enthusiasts. Chichester Harbour is also home to the award-winning beaches of the Witterings and quaint seaside villages such as Bosham lining the harbour. Conveniently, Chichester is located off the A27 which links Hampshire, Sussex, and Kent. The A3, A29 and A24 connect London and Mid-Sussex to Chichester, with the M25 and other main arterial routes linking from the West. Chichester has superb transport links via train and bus which are both a leisurely 10-minute stroll into the town from the stations. With rail links to London Victoria and Stagecoach bus services, running up to every 10 minutes, taking you from Brighton to Portsmouth and everywhere in between.

