



**Bell & Blake**  
SALES & LETTINGS

2 Barn Elm, The Street, Boxgrove, Chichester West Sussex

Asking Price £389,950



## 2 Barn Elm, The Street, Boxgrove, Chichester West Sussex



2 or 3



3 or 4



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EPC

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- › 3/4 Bedroom house in picturesque village
- › Off road parking and a garage
- › Conservatory
- › 10 Minutes from Chichester
- › Downstairs WC
- › Lounge Diner
- › Westerly aspect rear garden
- › Local Shop, Pub, School, Church and more within walking distance.
- › Study or 4<sup>th</sup> Bedroom

This well situated 3/4 bedroom house, boasts a Westerly aspect rear garden, a conservatory, off-road parking, a garage, modern fitted kitchen, downstairs WC, a shower room, study/4<sup>th</sup> bedroom and a lounge diner.

The property is nestled in the heart of the countryside, Boxgrove is a charming and picturesque village that offers a perfect blend of rural tranquillity and modern convenience. With its historic architecture, friendly community, and stunning South Downs scenery, Boxgrove provides an idyllic setting for families, professionals, and retirees alike. The village boasts excellent local amenities, including a well-regarded primary school, cosy pubs, and easy access to Chichester's vibrant city life. Whether you're seeking a peaceful retreat or a welcoming neighbourhood with strong community spirit, Boxgrove is the perfect place to call home.

Council Tax Band: D



# Barn Elm



## First Floor

Approximate Gross Internal Area  
 Ground Floor = 53.3 sq m / 574 sq ft  
 First Floor = 55.4 sq m / 596 sq ft  
 Garage = 13.0 sq m / 140 sq ft  
 Total = 121.7 sq m / 1310 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.

**SussexPropertyPhotographer.co.uk**

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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	74	85
EU Directive 2002/91/EC		
WWW.EPC4U.COM		

To arrange a viewing call 01243 790674 View details online at [bellandblake.co.uk](http://bellandblake.co.uk)