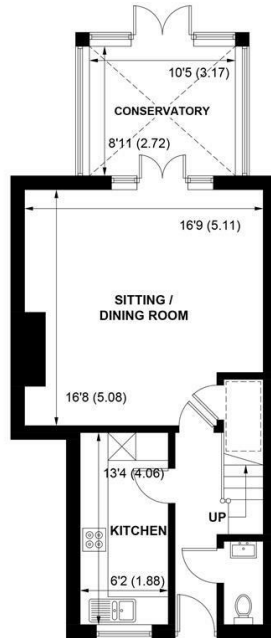


The logo for Sims Williams, featuring the letters 'Sw' in a stylized, cursive font.

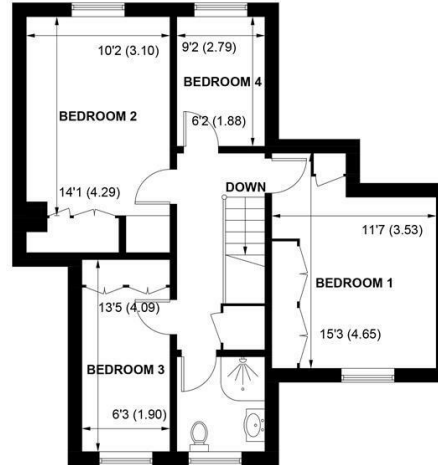
Sims Williams



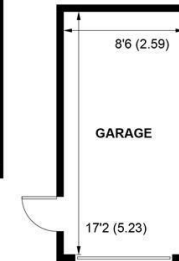
2 BARN ELM, THE STREET, BOXGROVE, WEST SUSSEX, PO18 0DX



GROUND FLOOR



FIRST FLOOR



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)

APPROXIMATE GROSS INTERNAL AREA = 1204 SQ FT / 111.9 SQ M

GARAGE = 146 SQ FT / 13.6 SQ M

TOTAL = 1350 SQ FT / 125.5 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2017 ©

Produced for Sims Williams

£425,000 Freehold

2 BARN ELM, THE STREET,
BOXGROVE,
WEST SUSSEX, PO18 0DX

- Well-Appointed Mid Terrace House
- Sought After Village Location
- Sitting/Dining Room
- Fitted Kitchen With Appliances
- Conservatory & Cloakroom
- 4 Bedrooms
- Shower Room
- Front & Rear Gardens
- Garage & Off-Road Parking

EPC RATING

Current = C
Potential = B

COUNCIL TAX BAND

Band = D

This well presented terraced house is set within the highly regarded village of Boxgrove, which lies just under 4 miles to the east of Chichester.

The charming village of Boxgrove benefits from a convenience store, primary school, cricket ground as well as the Church of St Mary and St Blaise and has good travel links via a regular bus service and easy access to the A27.

Accommodation comprises entrance hall with door opening onto the kitchen, which is fitted with a range of units with work surfaces, electric hob and double oven and integrated fridge freezer and washing machine.

The light and spacious sitting/dining room leads onto the conservatory, which in turn opens onto the rear garden. The downstairs cloakroom completes the ground floor.

To the first floor there are 4 bedrooms, 3 doubles and a single, with built-in wardrobes. The shower room consists of corner shower cubicle, wash basin with vanity cupboard below and WC.

The gardens are low-maintenance, with brick paviors to the front and mature planting. The westerly rear garden is a mixture of shingle and brick paviors, with a rear access gate leading to the garage and parking space.

Disclaimer...

As the seller's agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property or issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.

