

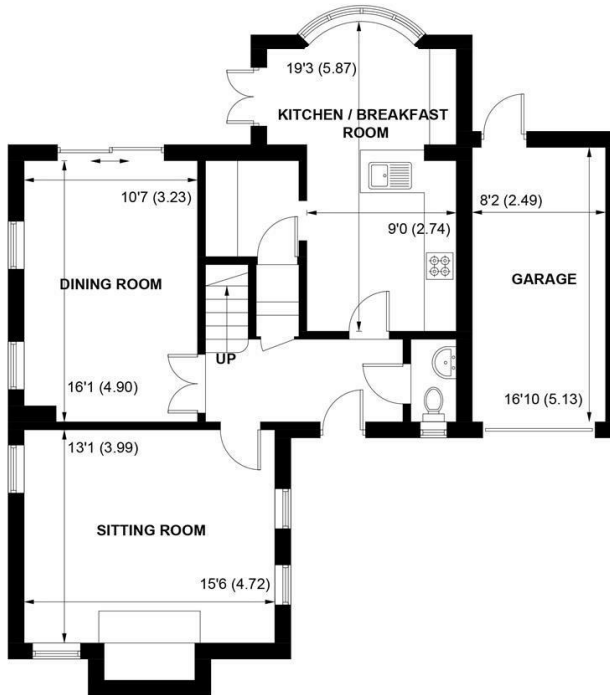
SW

Sim Williams

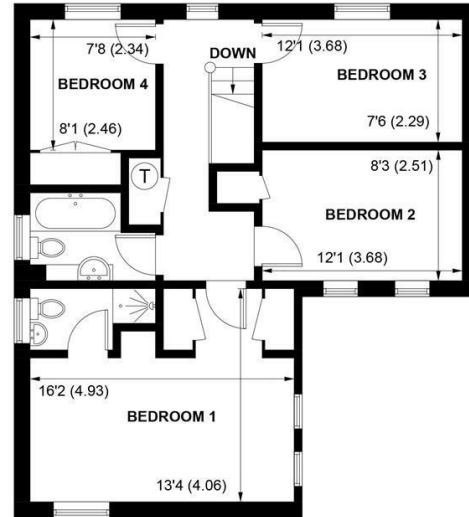


4, ABBOTTS CLOSE, BOXGROVE, WEST SUSSEX, PO18 0EL





GROUND FLOOR



FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 1394 SQ FT / 129.5 SQ M

GARAGE = 140 SQ FT / 13.0 SQ M

TOTAL = 1534 SQ FT / 142.5 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2024 ©

Produced for Sims Williams

£595,000 Freehold

4, ABBOTTS CLOSE,
BOXGROVE,
WEST SUSSEX, PO18 0EL

- Detached House
- Hallway & Cloakroom
- Sitting Room
- Dining Room
- Kitchen/Breakfast Room/Utility
- Master Bedroom with Shower Room
- 3 Further Bedrooms
- Family Bathroom
- Garage & Driveway
- Gardens

EPC RATING

Current = D

Potential = C

COUNCIL TAX BAND

Band = E

A superbly presented detached 4 bedroom family home in a cul de sac location on the periphery of Boxgrove village. The house offers excellent accommodation with 4 bedrooms and 2 bathrooms plus 2 reception rooms and a kitchen/breakfast room.

The house has a generous hallway with a cloaks cupboard and stairs to the first floor. There is a cloakroom with low level WC and wash basin. The sitting room has a bright triple aspect and a feature inglenook open fireplace. The dining room has French doors leading into the rear garden.

The kitchen/breakfast room is comprehensively fitted and has been extended at the rear. French doors to garden. There are a good range of granite counter tops with cupboards and drawers under. 4 plate ceramic hob with electric fan assisted oven below and extractor chimney over, pelmet lighting, built in dishwasher and archway to the utility area with granite counter top with inset sink and space and plumbing for washing machine.

On the first floor there is a master bedroom with shower room en suite and built in wardrobe cupboards. There are 3 further bedrooms and a family bathroom. On the landing there is access to the roof space.

There is a driveway for 2 vehicles leading to a single garage with up and over door. The gardens are mainly laid to lawn with a patio area and the whole is enclosed within a fenced boundary.

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 relating to title or other legal 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.

Directions

From Chichester, proceed east along the A27 to Tangmere. At the roundabout, turn left into The Street, Boxgrove and after a short distance, take the first turning on the left. Proceed along and then turn right into Abbots Close.



