

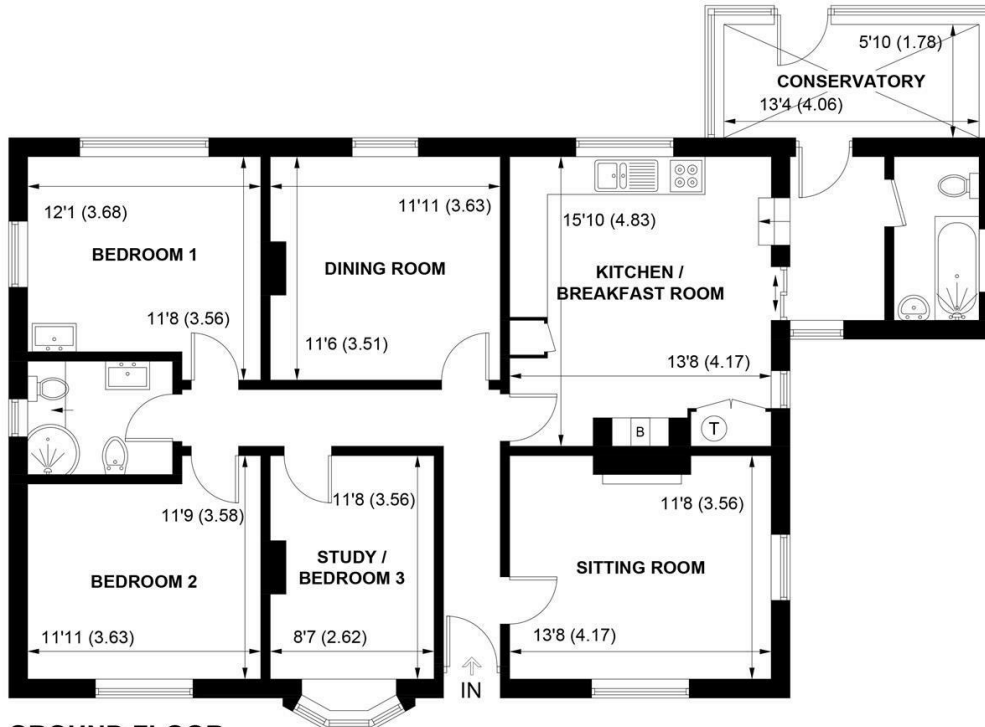


Sims Williams



TREE TOPS, KIRKBY CLOSE, BOXGROVE, WEST SUSSEX, PO18 0EQ





GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA = 1237 SQ FT / 114.9 SQ M

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

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£415,000 Freehold

TREE TOPS, KIRKBY CLOSE,
BOXGROVE,
WEST SUSSEX, PO18 0EQ

- Detached Bungalow
- Sought-After Village Location
- Sitting Room & Dining Room
- Kitchen/Breakfast Room
- Conservatory
- 3 Bedrooms
- 2 Bathrooms
- Wraparound Gardens
- No Onward Chain

EPC RATING

Current = E

Potential = B

COUNCIL TAX BAND

Band = D

Offered for sale with no onward chain this detached bungalow is set within the highly regarded village of Boxgrove, lying just east of Chichester.

Boxgrove village benefits from a primary school, convenience store and cricket ground as well as the Church of St Mary and St Blaise. There is a regular bus service and easy access onto the A27.

The property requires modernising and accommodation comprises entrance hall with doors leading to the double aspect sitting room with fireplace and separate dining room.

The good-sized kitchen is fitted with a range of units with space for appliances and leads to a useful utility area. The conservatory looks onto the rear garden.

There are 3 bedrooms and 2 bathrooms, both consisting of bath, wash basin and WC.

Outside the low-maintenance wraparound gardens are mainly paved, with planting areas hosting mature trees and shrubs.

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.

Directions...

From Chichester proceed east on the A27 to Boxgrove and Tangmere. At the Tangmere roundabout, turn left into The Street. Proceed along the road and at the mini roundabout turn left into Crouch Cross Lane and then first right into Kirkby Close, where the property will be found on the left hand side.

