



# ORCHARD END

THE CLOSE | BOXGROVE | PO18 0EG



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19 THE CLOSE, BOXGROVE, PO18 0EG

£795,000 FREEHOLD

- Spacious Detached House
- Sitting Room & Dining Room
- Conservatory
- Modern Fitted Kitchen
- Utility Room & Cloakroom
- 4 Bedrooms
- Bathroom & En Suite
- Generous Front & Rear Gardens
- Double Garage & Off-Road Parking

An impressive detached residence, occupying a generous plot in the highly regarded village of Boxgrove.

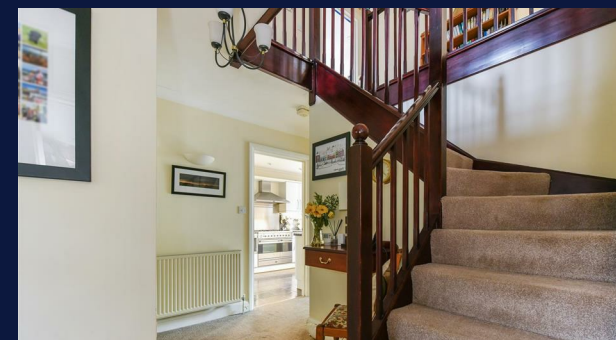
Accommodation comprises entrance porch opening onto the welcoming hallway with stairs to first floor and door to the good-sized sitting room, with log burner.

There is a separate dining room and spacious conservatory enjoying views over the rear garden.

The modern kitchen is fitted with a range of units with space for range style cooker and a door leads to the utility room. There is also a handy downstairs shower room.

To the first floor there are 4 bedrooms, with en suite bathroom to bedroom 1 and further family bathroom.

Outside the property is approached by a driveway, with ample parking in front of the double garage. A particular feature, the south facing rear garden is mainly to lawn, with paved patio area, generous outside summerhouse with power and internet and further area that could be cultivated to create a vegetable garden.



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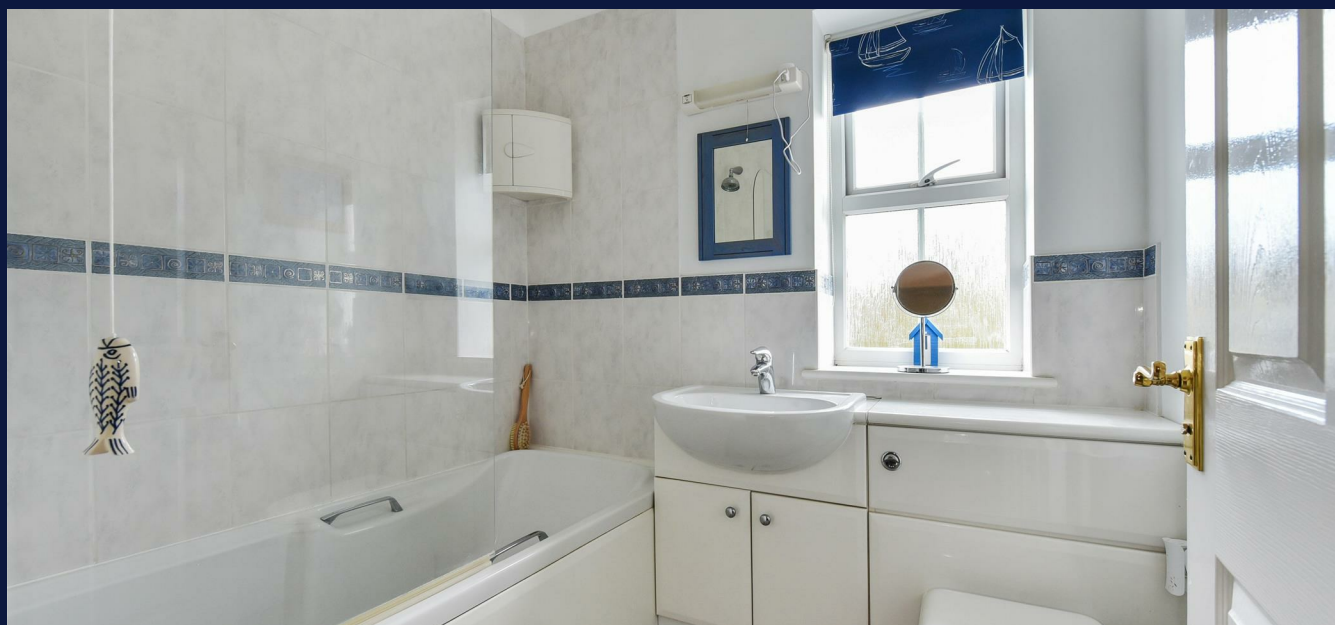
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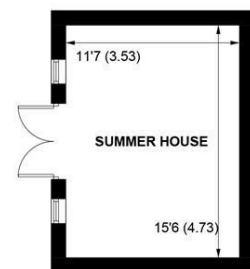
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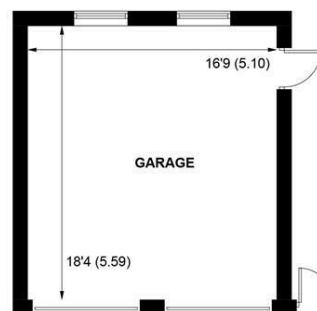
EPC Band - Current - C Potential - B

Council Tax Band G

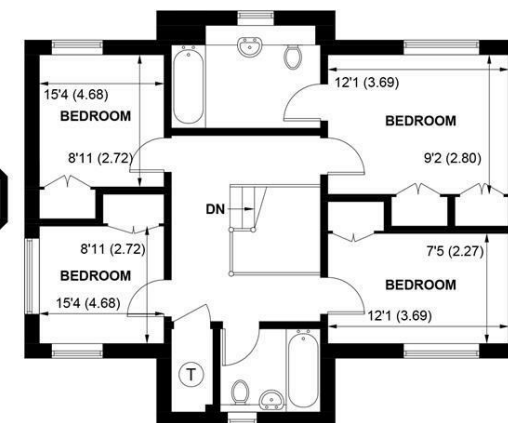
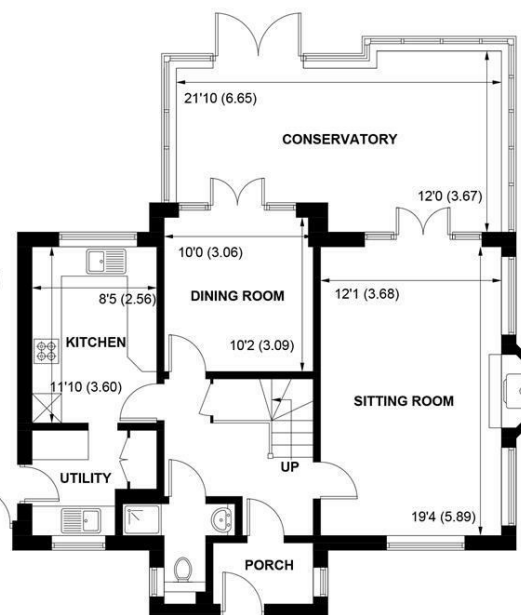
From Chichester proceed east on the A27 to Boxgrove and Tangmere. At the Tangmere roundabout, turn left into The Street and continue along, turning left into Crouch Cross Lane and left again into The Close, where the property will be located at the end of the road.



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)



GROUND FLOOR



FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 1642 SQ FT / 152.6 SQ M

GARAGE = 306 SQ FT / 28.5 SQ M

SUMMER HOUSE = 181 SQ FT / 16.8 SQ M

TOTAL = 2130 SQ FT / 197.9 SQ M

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

Produced for Sims Williams

Viewing strictly by arrangement via the vendor's Sole Agent Sims Williams.

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.

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.

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