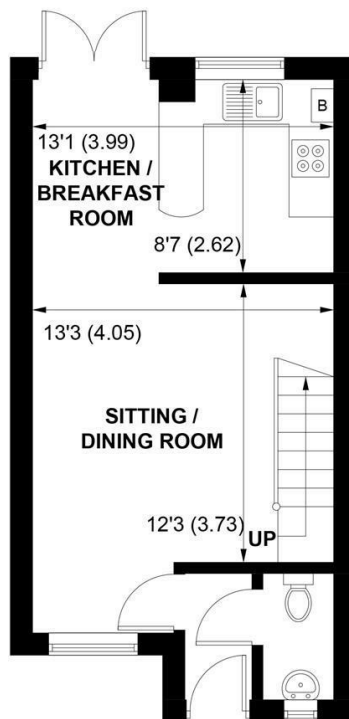


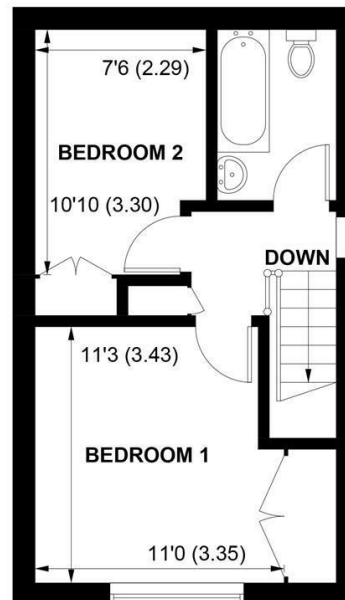


1, ROCKALL WAY, BOSHAM, WEST SUSSEX, PO18 8AD





GROUND FLOOR



FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 673 SQ FT / 62.5 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2025 ©

Produced for Sims Williams

CHICHESTER OFFICE

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£270,000 Freehold

1, ROCKALL WAY,
BOSHAM,
WEST SUSSEX, PO18 8AD

- End Of Terrace House
- Hall & Cloakroom
- Sitting/Dining Room
- Kitchen
- 2 Bedrooms
- Bathroom
- Gardens
- Off Road Parking
- No Forward Chain

EPC RATING

Current = C

Potential = B

COUNCIL TAX BAND

Band = C

A 2 bedroom end of terrace house requiring updating in the popular village of Bosham about 3 miles to the west of Chichester.

Entrance hall with storage cupboard, cloakroom with wash basin and low level WC and door to open plan sitting/dining room.

There is a fitted kitchen with counter tops and range of cupboards and drawers under and over. Wall cupboards. Electric hob with oven below. Double doors to rear garden and stairs to 1st floor.

On the first floor there are 2 bedrooms and a bathroom with panel bath, wash basin and low level WC.

Outside the rear gardens are 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 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 west along the A259 to Bosham and on entering the village, take the right turning into Brooks Lane. Follow the road along to the end and the house can be found on the left hand side.



