

REDWOOD & SONS

Estate Agents

Local • Friendly • Professional



93 The Street

Boxgrove, PO18 0DX

NO ONWARD CHAIN. CONSERVATION AREA. Located in the charming village of Boxgrove, this delightful mid-terrace character cottage, offers a unique blend of character and modern convenience. This property is perfect for those seeking a semi-rural lifestyle without the hassle of a chain. The ground-floor accommodation includes: living room with hard-wood flooring and feature fireplace, complete with wood-burning stove; kitchen / dining room with integrated hob and oven plus built-in cupboard for additional storage; utility area with plumbing for washing machine and access door to the expansive rear garden; bathroom with shower over bath. The kitchen, utility, and bathroom areas are all finished with tiled flooring for easy maintenance. Two comfortable bedrooms are located on the first-floor, each with its own storage cupboard, and one with charming character fireplace. Outside to the front is a neat cottage garden while the large rear garden, accessed via a twitten, is a gardener's delight with established trees, fruit trees, shrubs and colourful borders. Additionally, there is a useful outbuilding ideal as a home office or summer-house, perfect for those who work from home or wish to enjoy a tranquil retreat. Close to Goodwood, Chichester, Arundel and the South Downs National Park. Boxgrove also has a regular bus service to the neighbouring towns. Tenure - freehold. Council Tax Band - C. EPC - C.

Offers over £330,000

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- Mid-terrace character cottage
- Kitchen / dining room
- Outbuilding / home office / store
- Close to Goodwood, Chichester, Arundel & South Downs National Park
- 2 bedrooms
- Bathroom
- Front & large rear garden
- Living room
- Utility area
- Semi-rural location with local bus routes

Living room

11'10" x 11'1" (3.61 x 3.38)

Kitchen / dining room

8'8" x 9'1" (2.66 x 2.77)

Utility area

5'9" x 3'0" (1.77 x 0.92)

Bathroom

5'6" x 8'1" (1.70 x 2.48)

Bedroom 1

10'2" x 10'11" (3.12 x 3.35)

Bedroom 2

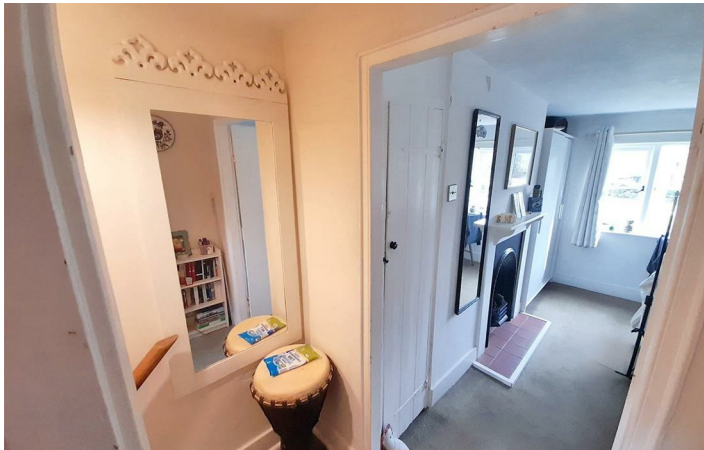
8'9" x 9'2" (2.68 x 2.81)

Store / home office

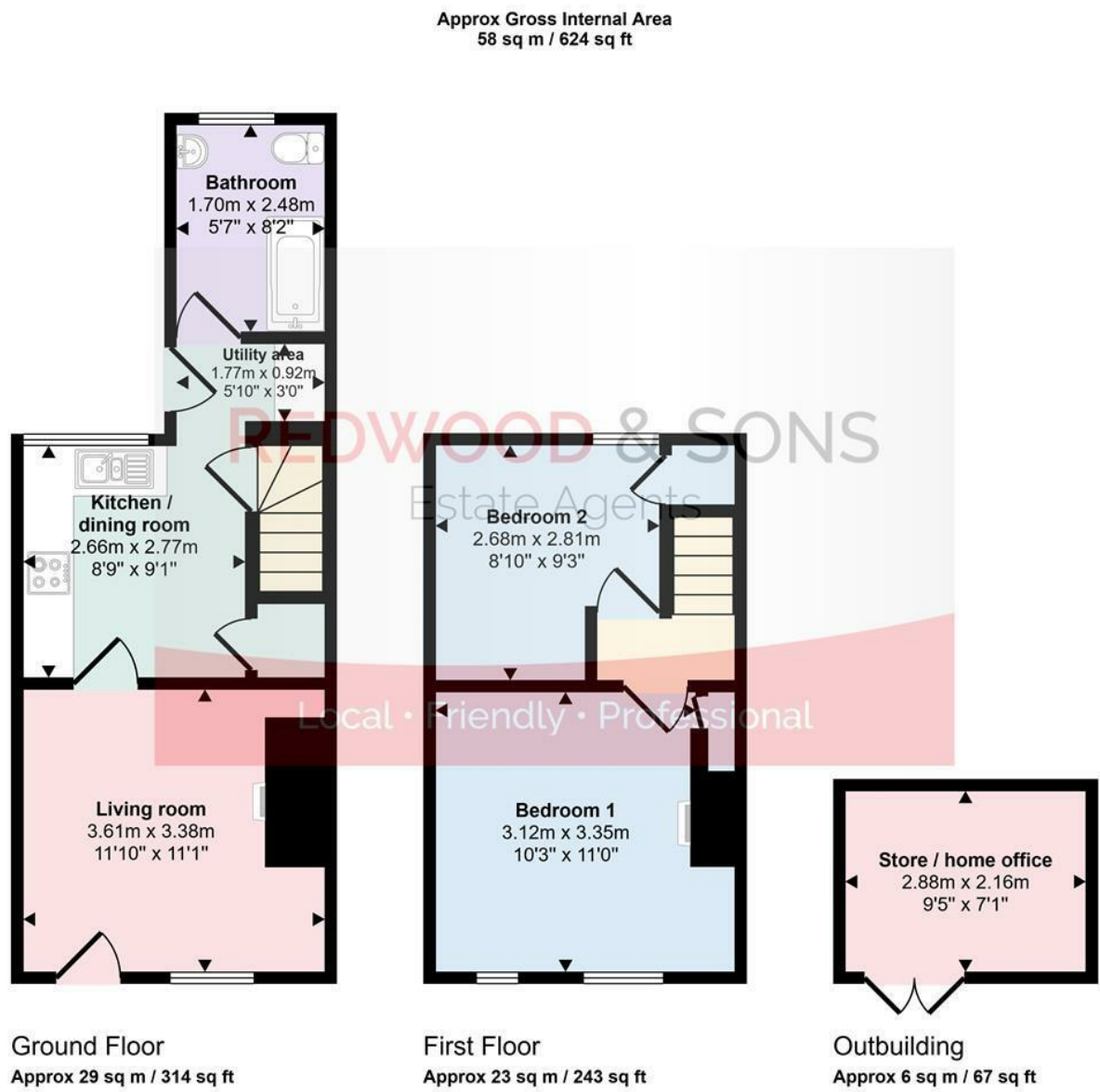
9'5" x 7'1" (2.88 x 2.16)



Directions

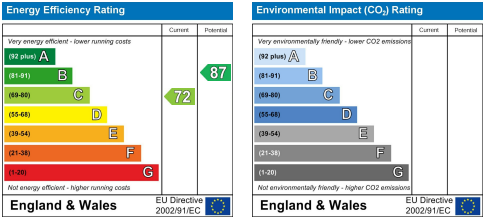


Floor Plan



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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Reviews

Simon and Philippa were amazing, sold my property to completion in just under six weeks start to finish, very easy to communicate with always listened and gave very good advice. If you are selling your property or buying a new one these are the people you need to contact in the first instance you won't be disappointed.. Very happy customer thank you Simon and Philippa.

by Diana Collins (Vendor)

Simon and Philippa were so helpful throughout! Buying our house with Redwood and Sons made the scary process of being a first time buyer easy and stress free. Simon was always at the end of the phone and helped with any questions we had. Would definitely recommend to anyone.

by Maisy (Buyer)

Honest and open service. Knowledgeable and informative, very helpful in every aspect of the purchase. I would thoroughly recommend Simon and Philippa.

by Mark Garaty (Buyer)

Highly recommend Redwood & Sons. Simon and Philippa were very helpful, always returned calls and sorted any issues promptly. Thank you to both of them.

by Mrs A (Buyer)

Redwood & Sons were nothing short of spectacular. Excellent communication and genuine care. The team kept me informed all the way. I highly recommend Redwood & Sons, it doesn't matter where your property is, these guys are the best out there to sell it for you. With other Estate Agents, you have to do the chasing but not with Redwood & Sons, they were superb. I knew I was in safe hands. Thank you team Redwood & Sons, I am truly grateful.

by Mr B (Vendor)

Clear and rational explanation of recommended selling price. Swift, attractive and accurate production of comprehensive details for prospective buyers. Immediate accompanied viewings and sale completed within three months! Thank you very much - I couldn't have asked for better service.

by Jane R (Vendor)

Simon and Philippa were great!! Buying our house with Redwood and Sons was great, Simon was always at the end of the phone and helped with any questions we had. We first called about another property but Simon had a better one which was perfect for us and managed to get a viewing lined up almost straight away. Buying within the Stamp Duty holiday was stressful but made easier by the service provided from Redwood and Sons. We are now in our forever home but if we do decide to move in the future we will be knocking on Redwood and Sons door. Would most definitely recommend to anyone.

by Jamie & Rachel (Buyer)