



Boxgrove House, Priors Acre, Chichester, Sussex PO18 0ER Asking Price £220,000 Share of Freehold

PS&B are pleased to present a two bedroom first floor flat situated just to the East of the Cathedral City of Chichester. The property sits in a well maintained and attractive development in the small village of Boxgrove. The accommodation comprises hall, lounge, kitchen with gas hob, electric oven, fridge and washing machine, family shower room, master bedroom with a built in double wardrobe and an en-suite bathroom. The second bedroom has a storage cupboard. Gas fired heating, allocated parking space and communal gardens.

Council tax band D (£1808.69 approx.).

EPC: C/75.

Ground rent £100 PA

Service charge £1776.06 PA

Reserve fund £229.46 PA



Communal Entrance

Courtyard leads to communal door with security buzzer, stairs lead to first floor.

Hallway

Ornate coved plain ceiling, loft access, inset spotlights, radiator, security entrance phone, airing cupboard housing Baxi boiler & ceiling light, further doors provide access to shower room, living room and bedrooms.

Lounge

16'2" x 14'8" (4.95 x 4.49)

Plain ceiling with feature ceiling rose, front and rear elevation windows double glazed, radiators, television point, dimmer switch, door to kitchen

Kitchen

9'2" x 7'10" (2.80 x 2.40)

Plain vaulted ceiling with feature rear elevation double glazed window, one and a half bowl sink unit with mixer tap, tiled splash backs, roll edged work surfaces with fitted matching base units, built in gas hob, electric oven, space and plumbing for washing machine, space for under counter fridge (included)

Bedroom 1

12'3" x 11'7" (3.75 x 3.54)

Plain ornate coved ceiling, rear and side elevation double glazed windows, radiator, television point, built in double wardrobe, door to en-suite bathroom.

En-suite

6'4" x 5'10" (1.95 x 1.78)

Plain ceiling, extractor fan, side elevation obscured double glazed window, wall light with shaver point, pedestal wash basin, WC, paneled bath, part tiled walls, tiled flooring.

Bedroom 2

12'4" x 8'8" max (3.77 x 2.66 max)

Plain ornate coved ceiling, rear elevation double glazed window, radiator, walk in wardrobe.

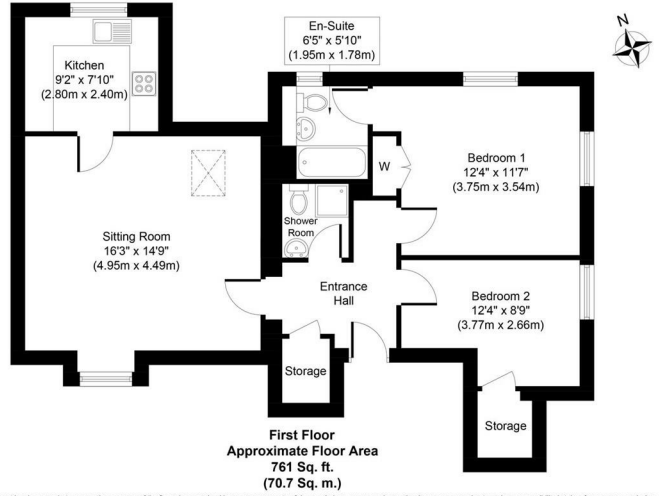
Shower room

Plain ceiling, extractor fan, WC, pedestal wash basin,

enclosed shower cubicle, tiled walls and flooring, spot lights, wall light.

Outside

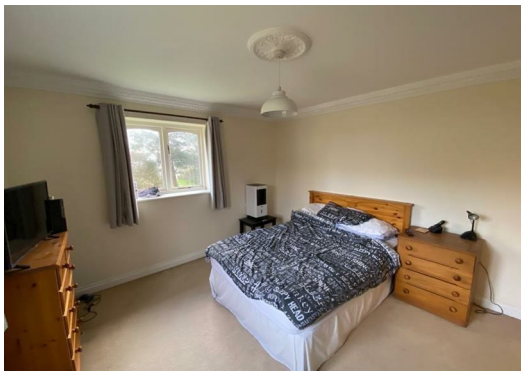
Access to private drive leads to communal parking area, front courtyard with access to apartments, outside areas including communal drying area, communal gardens and communal bin sheds.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or lending purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Copyright V360 Ltd 2023 | www.houseviz.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



VIEWING: BY APPOINTMENT THROUGH PARSONS SON & BASLEY
TEL: 01273 274 040

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References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sale particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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