

CHARLES PECK

Sales • Lettings • Valuers



1 Boxgrove Corner, Arundel Road, Tangmere, Chichester, PO18 0DU **Guide Price £330,000**

An attractive semi-detached Goodwood duchess cottage dating back to 1875 and offering modern comfortably appointed accommodation.

Entrance hall | Kitchen | Downstairs WC | Utility room | Dining room | Sitting room | 2 bedrooms | Family bathroom

Wood burning stove | Fireplace | Large garden | Shed

17 Southgate | Chichester | West Sussex | PO19 1ES

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Location

The property stands in Tangmere which is located about a 10 minute drive from Chichester city centre. There is a junior school within walking distance, a convenience store and plenty of other facilities close by in Chichester. It is close to the Goodwood Estate with all of its many activities.

Entrance hall

Kitchen 13'7 x 7'10 (4.14m x 2.39m)

With windows, stainless steel sink unit, fitted draws and cupboards, hardwood worktops, integrated hob and oven and built-in refrigerator. One of the cupboards houses the gas central heating boiler and there is a large pantry cupboard.

Utility room

Downstairs WC

With wash basin and window.

Dining room 12'5 x 11'0 (3.78m x 3.35m)

With window, working fireplace and door to the lounge.

Sitting room 18'1 x 11'0 (5.51m x 3.35m)

Window over looking the garden and part glazed door giving access, wood burning stove and another window.

Bathroom

With a large bath and shower attachment. Wash basin and WC. Window.

Bedroom 1 11'2 x 9'9 (3.40m x 2.97m)

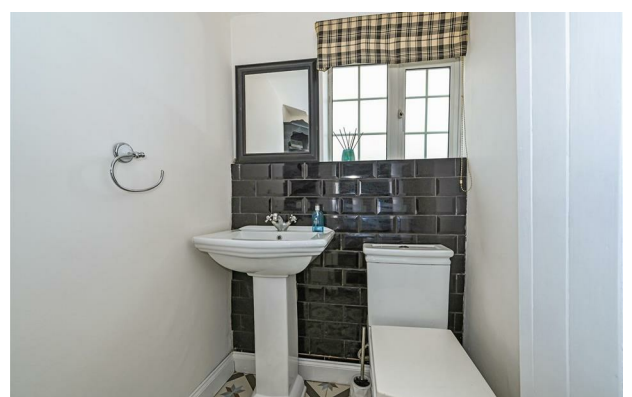
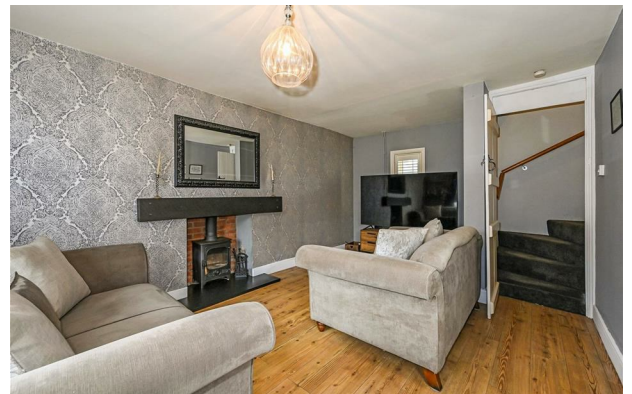
With window over looking the garden.

Bedroom 2 11'1 x 9'5 (3.38m x 2.87m)

With window and built-in wardrobes.

Outside

The garden includes a patio area, lawned areas, pergola above a patio and a timber garden shed. There is a shared passage way. On the other side of the property there is a lawned area.



Tenure

The property is freehold.

Council tax band

C.

General remarks

To view please telephone us on 01243 816666 to make an appointment.

Note

We have not tested any systems or appliances and no warranty as to condition or suitability is confirmed or implied. All measurements are approximate.

Our services

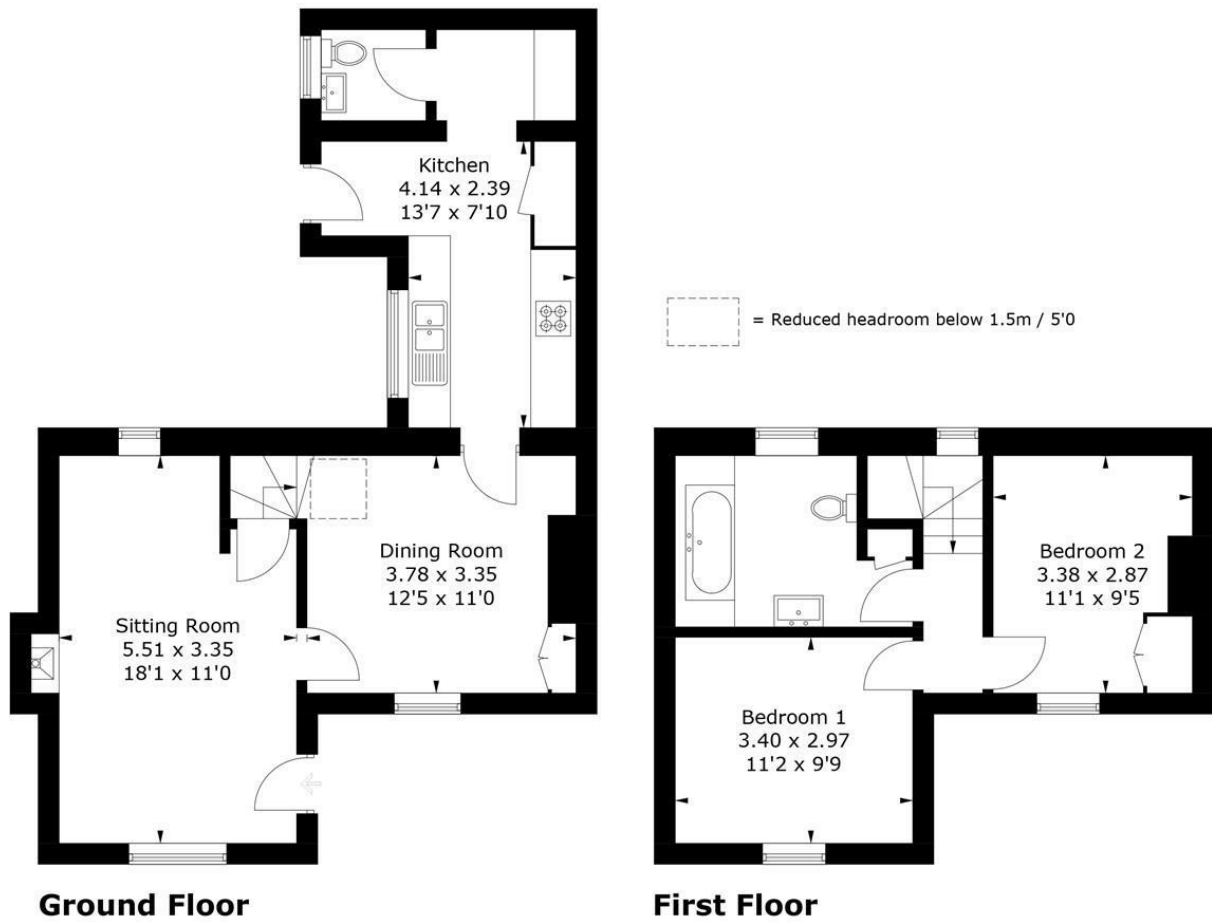
If you would like advice to the value of your house or independent mortgage advice, please contact us on 01243 816666.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C			
(55-68) D	56		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Boxgrove Corner, PO18

Approximate Gross Internal Area = 83.9 sq m / 903 sq ft



PRODUCED BY CHARLES PECK

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. (ID942351)