7 Kirkby Close, Boxgrove, PO18 0EQ

Guide Price **£325,000**

Henry Adams
estate agents

AEG
KENWOOD

7 Kirkby Close, Boxgrove

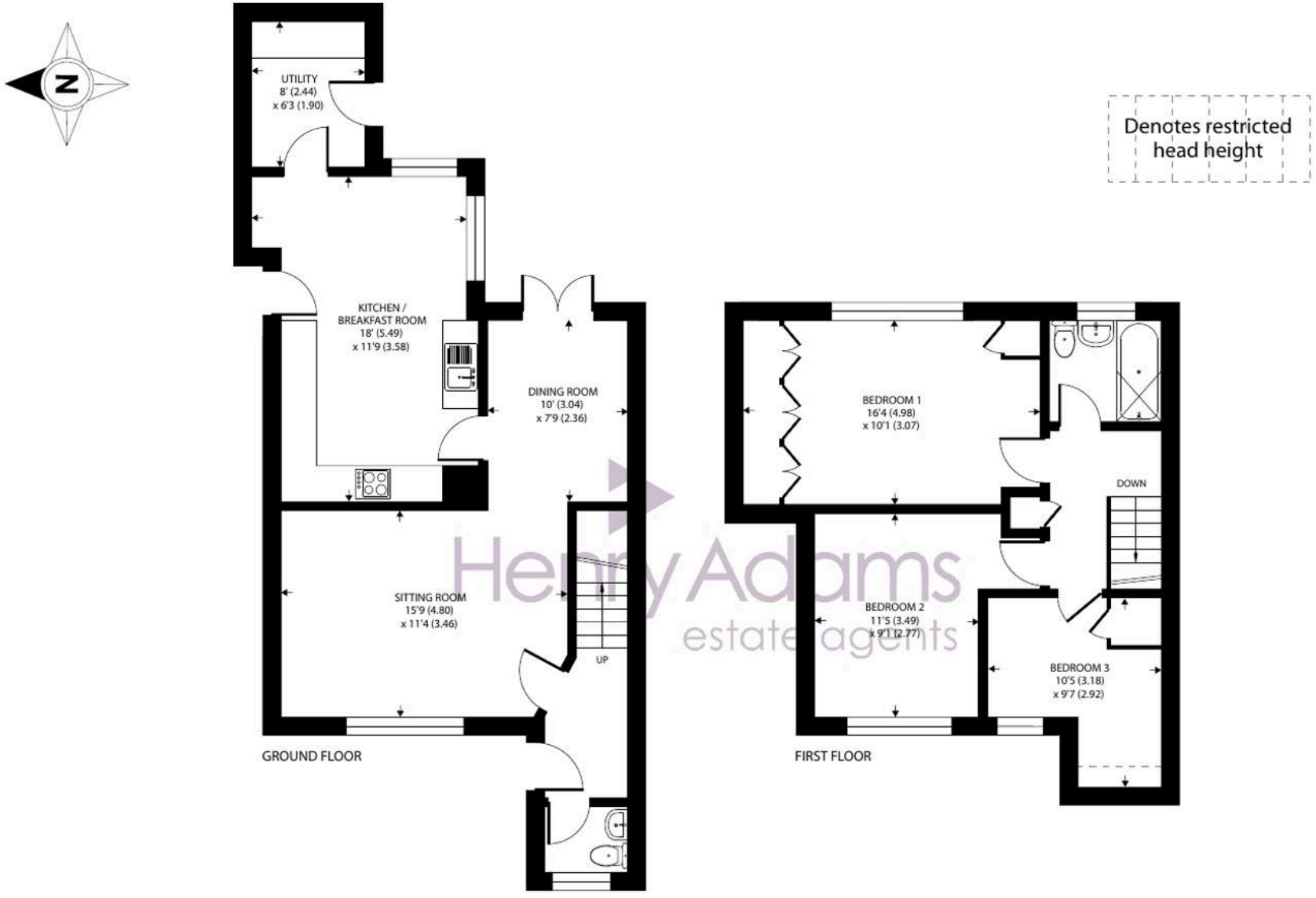
Practical village home near Goodwood and the South Downs with stylish extended living space.

- Tastefully extended mid-terraced house
- Quiet end of cul-de-sac position
- Approximately three miles east of Chichester
- Spacious sitting room and extended kitchen/dining room
- Stylish grey shaker-style kitchen with space for range cooker
- Plumbing for American-style fridge freezer
- Courtyard rear garden with decking and patio
- Three first-floor bedrooms
- Family bathroom

A tastefully extended three-bedroom mid-terraced home, ideally situated at the end of a quiet cul-de-sac in a highly sought-after village setting, approximately three miles east of Chichester. Positioned on the doorstep of the renowned Goodwood Estate and the stunning South Downs National Park, this property offers an excellent balance of countryside living and convenient access to local amenities.

The accommodation comprises an entrance hall, cloakroom, comfortable sitting room and an extended kitchen/dining room. The kitchen is fitted with an attractive range of grey shaker-style wall and base units, with space for a range-style cooker and plumbing for an American-style fridge freezer. The dining area enjoys French doors opening onto a courtyard-style rear garden featuring decking and patio areas, ideal for outdoor entertaining. A door from the kitchen leads to a practical utility/boot room. On the first floor there are three bedrooms. Bedroom one benefits from built-in wall-to-wall wardrobes with integrated drawers. The family bathroom is fitted with an electric shower over the bath.

Externally, the front garden is enclosed by a low wall, while roadside parking is available within the cul-de-sac.



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Approximate Area = 1063 sq ft / 98.7 sq m
Limited Use Area(s) = 5 sq ft / 0.4 sq m
Total = 1068 sq ft / 99.1 sq m
For identification only - Not to scale

Location - Within the village there is a village hall, village shop, church, primary school and easy access to the A27. Nearby there is a pub/restaurant in Halnaker and Tinwood Estate Vineyard offering tours and wine tasting, lodges and private dining. Further local facilities can be found in Tangmere. Goodwood is famous for its many event days including the world renowned Festival of Speed and Goodwood Revival for motor racing enthusiasts and a season of horse racing. The cathedral city of Chichester offers excellent high street shopping, many fashionable restaurants, cafes and bars, festival theatre and a mainline station to London Victoria. There are excellent sailing facilities around Chichester Harbour and water sports from the beaches at West Wittering. The area is a paradise for wildlife enthusiasts, with beautiful walks and cycle tracks over the South Downs and around the harbour.

Directions - Proceed east out of Chichester and then along the A27 in an easterly direction. On reaching the Boxgrove/Tangmere roundabout take the first exit signposted to Boxgrove (The Street). Proceed round the bend and after a short distance, at the mini-roundabout, turn left into Crouch Cross Lane. Take the first right into Kirkby Close and at the end number 7 is in the cul-de-sac on the right. What3words - bungalows.subjects.souk

Chichester District Council - 26/27 Tax Band C £2,219.57 EPC-C

Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

To arrange a viewing call 01243 533377 view details online at henryadams.co.uk