



Bell & Blake
SALES & LETTINGS

17 Billy Fiske Close, Boxgrove, Chichester, West Sussex PO18 0FW

Asking Price £595,000

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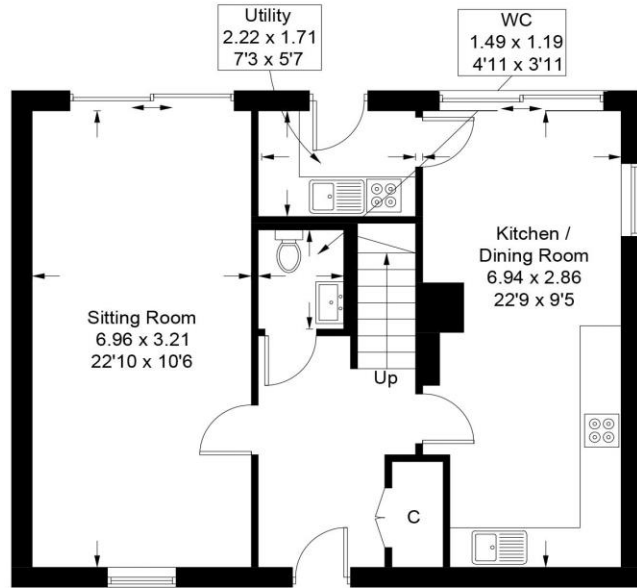
- ▶ Highly regarded Boxgrove village location just 5 minutes from Chichester
- ▶ Cul-de-sac location and secluded rear garden
- ▶ Kitchen diner, lounge, downstairs WC and utility room
- ▶ 4 bedrooms, 2 bathrooms (1 of which is ensuite)
- ▶ Pitched roof garage with overhead storage
- ▶ Driveway to side
- ▶ Built circa 2020
- ▶ Small private road.

Situated in a private cul-de-sac location in the highly regarded Boxgrove village, just a 5 minute drive from both Chichester and Goodwood, with the South Downs National park to the North. The property boasts a triple aspect kitchen diner, dual aspect lounge, spacious hallway, utility room and downstairs WC to the ground floor, then 4 bedrooms, master with walk-in wardrobe and ensuite, contemporary 4 piece bathroom to the first floor, outside there is a driveway to the side, leading to a pitched roof garage, with power, light and overhead storage, then to the rear there is a beautifully landscaped secluded rear garden with lighting, which captures the sun well into the evening. An internal viewing is essential to appreciate all the property has to offer.

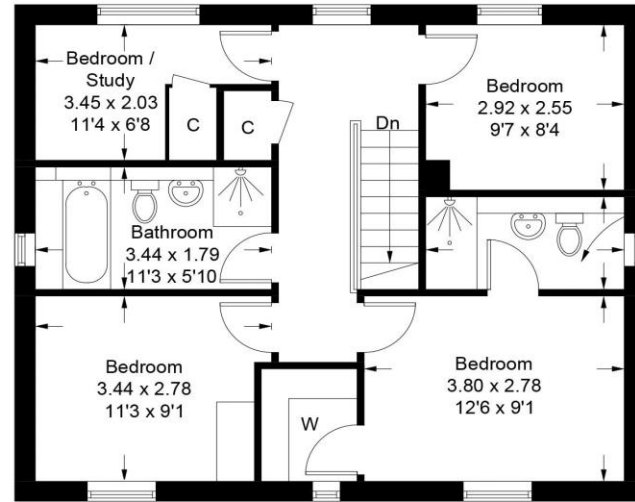
Council Tax Band: F



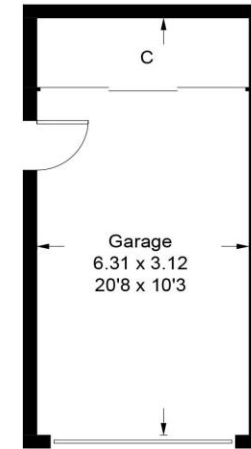
Billy Fiske



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

Approximate Gross Internal Area
 Ground Floor = 59.9 sq m / 645 sq ft
 First Floor = 59.3 sq m / 638 sq ft
 Garage = 19.5 sq m / 210 sq ft
 Total = 138.7 sq m / 1493 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of door, window, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purpose 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.

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These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.



Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		