



23 Priors Acre, Boxgrove, PO18 0ER

Guide Price £350,000

 **Henry Adams**
estate agents



23 Priors Acre, Boxgrove

A mid terrace house with south-facing garden, garage and excellent access to Chichester, Goodwood and the A27.

- A bright and spacious mid-terrace house
- Sought after cul-de-sac location
- Three and a half miles east of Chichester
- Easy access to A27
- Two double bedrooms
- En-suite shower and main bathroom
- Conservatory
- South facing rear garden
- Private driveway and single garage
- Close to the Goodwood Estate and South Downs

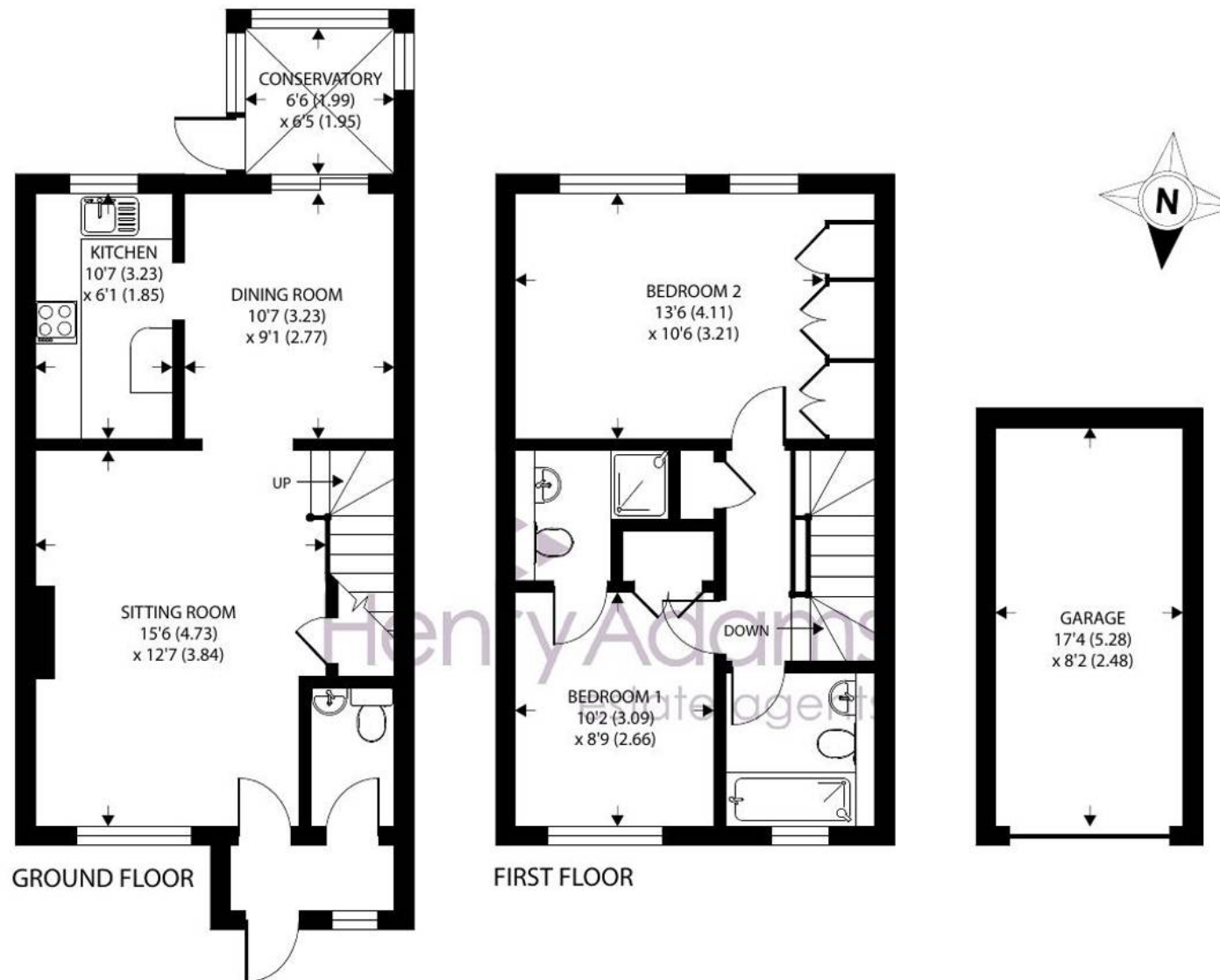
A bright and spacious two-bedroom mid-terraced house, situated in a much sought-after cul-de-sac village location, enjoying easy access to the A27 and excellent transport links. The property is also ideally placed on the doorstep of the Goodwood Estate and South Downs, yet is only approximately three and a half miles east of Chichester.

Originally designed as a three-bedroom house, the property now provides two generous double bedrooms, with the principal bedroom benefiting from an en-suite shower room. There is also a separate family bathroom.

The accommodation comprises an entrance hall with cloakroom, a bright sitting room with an archway leading through to the dining room. Double-glazed sliding patio doors open from the dining room into a conservatory overlooking the south-facing rear garden. The kitchen is fitted with a range of floor and wall-mounted units, together with an integrated electric oven, ceramic hob and cooker hood above.







23 Priors Acre, Boxgrove, Chichester

Approximate Area = 935 sq ft / 86.9 sq m

Garage = 142 sq ft / 13.2 sq m

Total = 1077 sq ft / 100.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Henry Adams. REF: 1522365

Outside - The attractively landscaped rear garden enjoys a south-facing aspect and incorporates a paved patio, gravelled area and planted borders, together with useful rear pedestrian access. To the front of the property is a private driveway providing off-road parking for one car, while a single garage is also available in a nearby courtyard.

Chichester District Council - 26/27 Tax Band E £3,051.92 EPC-D

Location - Within the village there is a village hall, Boxgrove Village Stores, church, primary school and easy access to the A27. For the equestrians, there is a livery yard/competition stables. Nearby there is a pub/restaurant in Halnaker and Tinwood Estate Vineyard offering tours and wine tasting, lodges and private dining. Further local facilities in Tangmere include a Co-op mini supermarket, medical centre and Tangmere Primary Academy and Nursey. 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). Take the first turning on the left into The Street and then right into Priors Acre. Take the third turning on the right (Priors Acre) and the property is on the right. What3words - towel.warbler.profile

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

