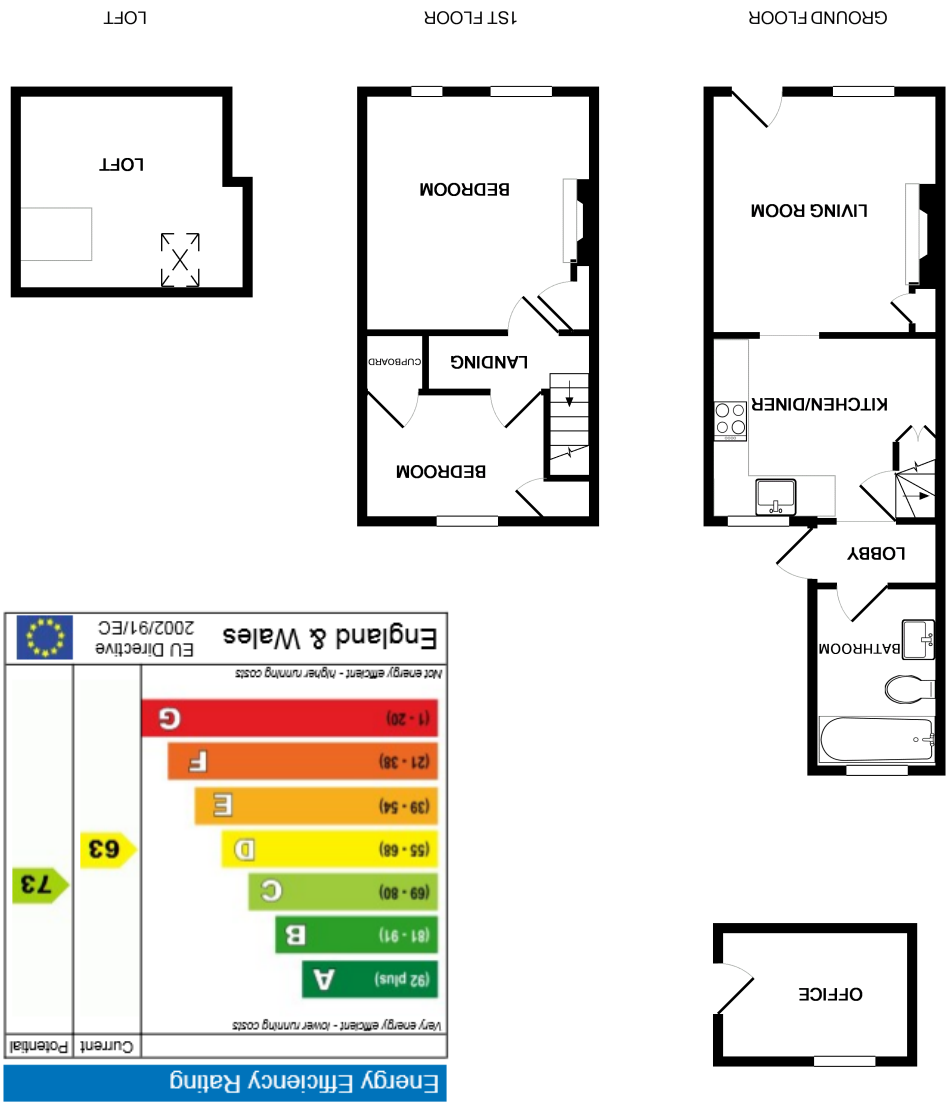
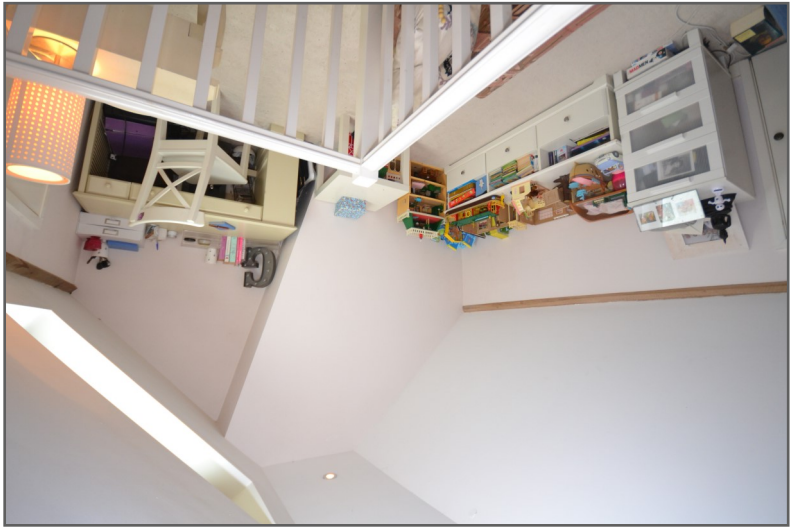


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STRIDE & SON

Southdown House, St. John's Street, Chichester, PO19 1XQ

Tel: 01243 782626 Fax: 01243 786713

www.strideandson.co.uk

properties@strideandson.co.uk



Boxgrove, Nr. Chichester



**94 The Street, Boxgrove, Nr. Chichester, PO18 0DX.**

A charming terraced Period cottage in the centre of this popular Downland village. The property, which is of brick elevations under a clay tiled roof, has been lovingly restored and now offers **2 bedrooms** with additional loft room and large rear garden. The cottage has gas fired central heating, well-appointed kitchen and bathroom facilities and **brick built and timber studio/workshops**.

Boxgrove is conveniently located some 2 miles east of Chichester at the foot of the Downs and has a historic Priory, village shop (soon to become a tearooms/café) and an active village community.

The cottage has sealed unit double glazed windows and a new, recently installed gas boiler.

The accommodation is arranged as follows:

Front door to:

**LIVING ROOM:** 11’2 x 11’11 max. narrowing to 9’10. Large open fireplace with fitted wood burning stove and recessed bookshelves to one side and fitted store cupboard. Radiator. TV aerial point. Two wall lights. Archway to:

**KITCHEN/BREAKFAST ROOM:** 9’ x 11’9 max. Range of fitted base cupboards. Storage shelves. Inset 1 ½ bowl enamel sink unit with mixer tap. Plumbing for washing machine. SMEG electric oven with New World ceramic hob. Gas fired boiler (installed approximately 1 year ago) for domestic central heating and hot water. Ceramic tiled floor. Inset ceiling spotlights.

**REAR LOBBY:** Space for fridge/freezer. Half glazed stable door to garden. Door to:

**BATHROOM:** White suite comprising panelled bath with mixer tap, shower attachment, tiled surround and glazed screen. Low level WC. Wash hand basin. Heated chromium plated towel rail.

Stairs to:

**1<sup>st</sup> FLOOR LANDING:** Folding ladder to:

**LOFT ROOM:** 11’10 max. x 9’9. Vaulted ceiling. Two eaves store cupboards. Inset ceiling spotlights. Velux window.

**BEDROOM 1:** 10’6 x 11’2. Open fireplace with ornate cast iron surround. Shelved store cupboard. Radiator. Recess for wardrobe.

**BEDROOM 2:** 9’3 x 6’4. Large store cupboard and fitted wardrobe. Radiator.

**SERVICES:** All main.

**EXTERIOR:** To the front of the property is a lawned garden with low brick garden wall. To the rear of the property is a large lawned garden with concrete west facing terrace, flowerbeds and shrubs. **Brick and tiled studio 10’2 x 7’3** with electric light and power and half glazed stable door.

To the end of the garden is a raised deck and a further **timber built summer house** with glazed triple doors and garden store and at the back of this is a small raised bed with fruit trees. **The whole is well fenced and measures approximately 150’ x 60’.**

**PRICE GUIDE: £279,950 FREEHOLD**

**DIRECTIONS:** Leave Chichester to the east on the A27 towards Arundel. At the first roundabout bear left signposted Boxgrove. Follow the road into the village and the property will be found after the righthand bend on the left-hand side of the road, opposite Priory Close.

**Please Note: Neither the heating system nor the services have been checked by the Agents**

