



**Price**  
**£299,500**

**Freehold**

2x  1x  1x 

**St. Mary's Road,  
Boxgrove, Chichester,  
West Sussex, PO18**

**cubitt&west**  
Helping you move forwards





## Main features

- Good sized semi-detached house in peaceful cul-de-sac
- Desirable village location
- Benefits from off road parking
- Easy access onto the A27 & into Chichester
- Close to South Downs National Park
- Only a short walk to local shops & schools
- Boasts spacious accommodation throughout & ample storage
- New front & rear doors
- New electric board recently installed

## Accommodation

### GROUND FLOOR

Entrance Hall  
Lounge/Diner: 18'7 x 11'7 (5.67m x 3.53m)  
Kitchen: 10'8 x 7'10 (3.25m x 2.39m)  
Rear Lobby  
Utility Room: 9'6 x 4'6 (2.90m x 1.37m)

### FIRST FLOOR

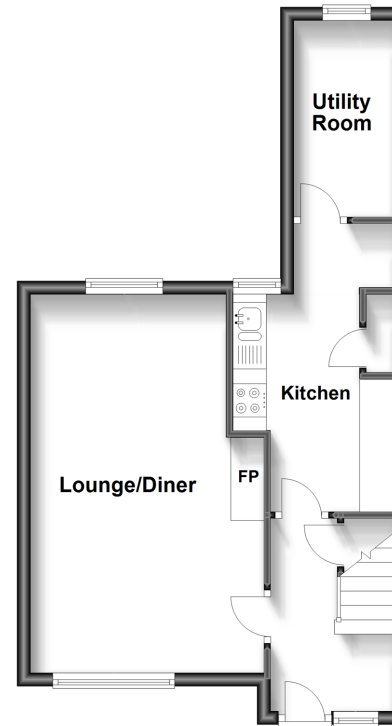
Landing  
Bedroom 1: 14'10 x 8'9 (4.52m x 2.67m)  
Bedroom 2: 11'3 x 9'6 (3.43m x 2.90m)  
Bathroom

### OUTSIDE

Off Road Parking  
Rear Garden  
Shed

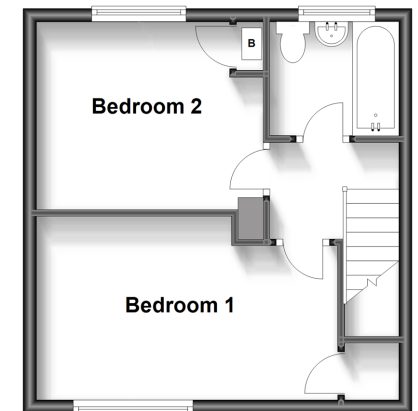
### Ground Floor

Approx. 38.2 sq. metres (411.7 sq. feet)



### First Floor

Approx. 31.1 sq. metres (334.3 sq. feet)



**Call Chichester - 01243 786581 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)**

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale



40412386/20230810/RC/JH