



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

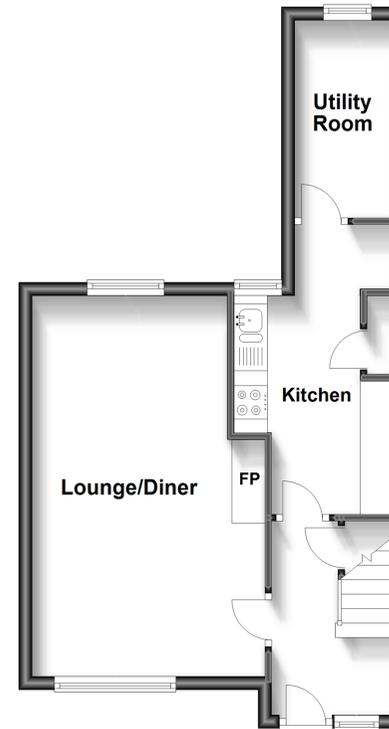
- **Landing**
- **Bedroom 1: 14'10 x 8'9 (4.52m x 2.67m)**
- **Bedroom 2: 11'3 x 9'6 (3.43m x 2.90m)**
- **Bathroom**

OUTSIDE

- **Off Road Parking**
- **Rear Garden**
- **Shed**

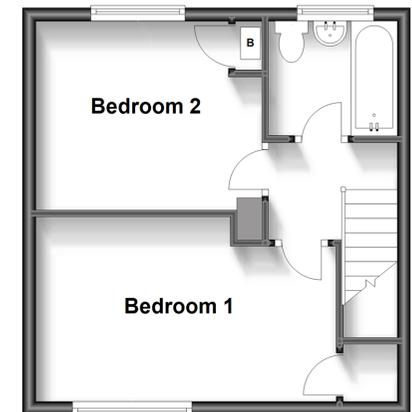
Ground Floor

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

■ 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