



**Guide Price**  
**£600,000**

**Freehold**

4x  2x  2x 

**Billy Fiske Close,  
Boxgrove, Chichester,  
West Sussex, PO18**

**OVER 60?**

Secure this property  
for up to **59% less!**

**cubitt&west**  
Helping you move forwards





## Main features

- Stunning, detached house with 8 years remaining on NHBC guarantee
- Chain free sale
- Flexible living space spanning both floors - ideal for large families
- Bespoke, homely amendments
- Sizeable lounge & separate study/home office

## Accommodation

### GROUND FLOOR

Entrance Hall  
 Family Room: 10'3 x 9'0 (3.13m x 2.75m)  
 Cloakroom  
 Kitchen/Dining Room: 27'7 x 12'5 (8.41m x 3.79m)  
 Utility Room: 6'10 x 5'9 (2.08m x 1.75m)  
 Lounge: 15'10 x 10'10 (4.83m x 3.30m)

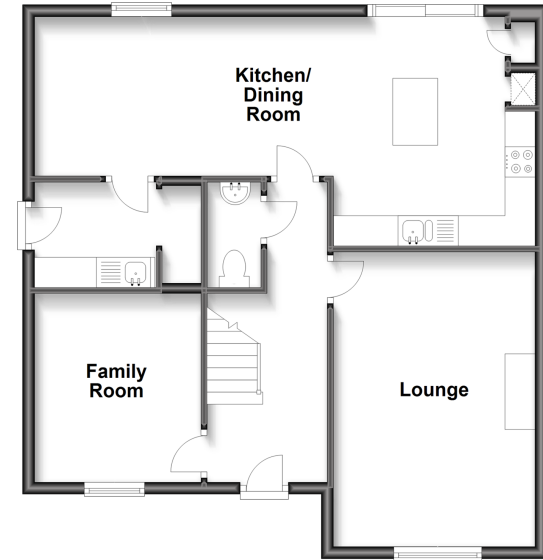
### FIRST FLOOR

Landing  
 Bedroom 1: 15'10 x 10'10 (4.83m x 3.30m)  
 En-Suite Shower Room  
 Walk-In-Wardrobe: 7'2 x 4'4 (2.19m x 1.32m)  
 Bedroom 2: 12'10 x 9'0 (3.91m x 2.75m)  
 Bedroom 3: 10'6 x 9'6 (3.20m x 2.90m)  
 Bedroom 4: 12'6 x 9'0 (3.81m x 2.75m)  
 Bath & Shower Room

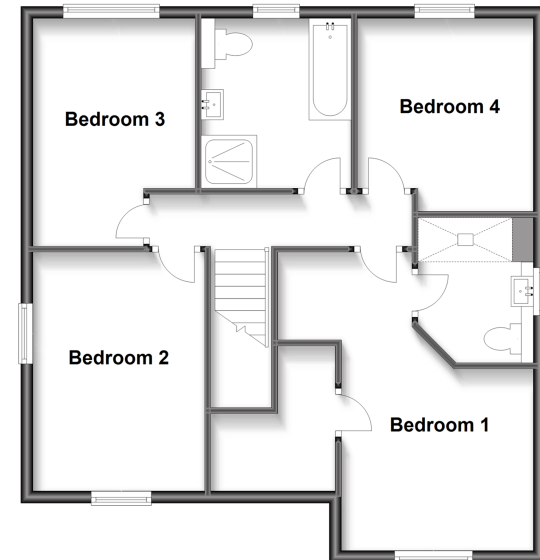
### OUTSIDE

Garage: 20'4 x 10'3 (6.20m x 3.13m)  
 Off Road Parking  
 Front & Rear Gardens

**Ground Floor**  
 Approx. 67.6 sq. metres (727.3 sq. feet)



**First Floor**  
 Approx. 68.0 sq. metres (732.1 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
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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