

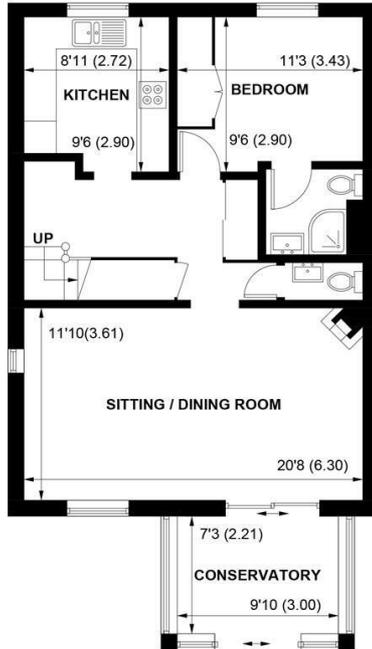
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Sims Williams

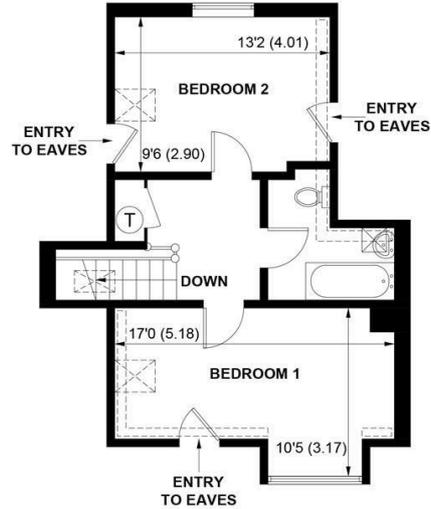


ROOKFIELD, PRIORS ACRE, BOXGROVE, WEST SUSSEX, PO18 OER

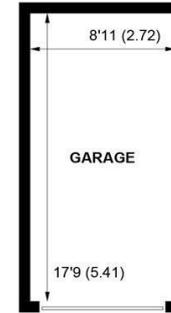




**GROUND FLOOR**



**FIRST FLOOR**



**(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)**

**APPROXIMATE GROSS INTERNAL AREA = 1113 SQ FT / 103.4 SQ M**

**GARAGE = 157 SQ FT / 14.6 SQ M**

**TOTAL = 1270 SQ FT / 118 SQ M**

**NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2024 ©**

**Produced for Sims Williams**

# £415,000 Freehold

ROOKFIELD, PRIORS ACRE,  
BOXGROVE,

WEST SUSSEX, PO18 0ER

- Highly Desirable Village Location
- Semi-Detached House
- Sitting Room & Conservatory
- Fitted Kitchen
- 3 Bedrooms
- 2 Bathrooms
- Front & Rear Gardens
- Detached Garage & Parking
- No Forward Chain

## EPC RATING

Current = C

Potential = B

## COUNCIL TAX BAND

Band = D

Offered for sale with no onward chain is this beautifully presented semi-detached house located within the highly desirable village of Boxgrove, lying just 4 miles east of Chichester.

The village itself has a local shop, a well-regarded primary school, cricket ground and is also home to the Priory Church of St Mary & St Blaise.

The light and airy accommodation is arranged over two floors with welcoming entrance hall, stairs to first floor and door opening onto the double aspect sitting/dining room, which in turn opens onto the conservatory.

The kitchen is fitted with a range of units, built-in oven and hob and space and plumbing for further appliances. There is a ground floor bedroom with en suite shower room and downstairs cloakroom.

To the first floor there are 2 further double bedrooms and a family bathroom with suite comprising bath, wash basin and WC.

Outside the front has pretty border planting and there is driveway parking in front of the detached single garage. The secluded rear garden has areas of patio, lawn and shaped borders hosting an array of established shrubs and plants.

## Disclaimer

As the seller's agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property or issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.

## Directions

From Chichester head east along the A27 to the next roundabout signposted for Boxgrove. Take the first exit into The Street and immediately left then right into Priors Acre. The property can be found in a very short distance on the left hand side.



