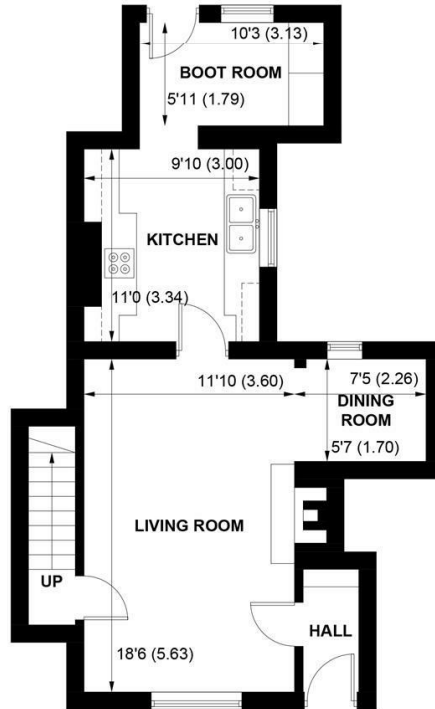


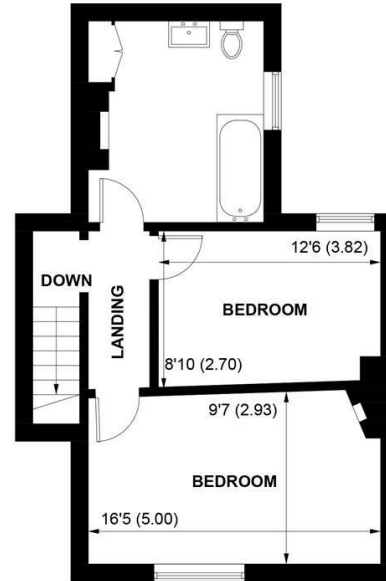


HOBBITS COTTAGE, 68, THE STREET, BOXGROVE, WEST SUSSEX, PO18 0DX





GROUND FLOOR



FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 978 SQ FT / 91 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2023 ©
Produced for Sims Williams

£399,995 Freehold

HOBBITS COTTAGE, 68, THE STREET, BOXGROVE, WEST SUSSEX, PO18 0DX

- Period Listed Cottage
- Entrance Vestibule
- Sitting/Dining Room
- Fitted Kitchen
- Boot Room
- 2 Double Bedrooms
- Large Family Bathroom
- Westerly Facing Rear Gardens
- Private Parking Space

EPC RATING

Current = E
Potential = E

COUNCIL TAX BAND

Band = D

This charming terraced cottage is listed Grade II and offers a wealth of character and charm within this much sought after village.

In the sitting/dining room there are exposed beams, an open fireplace with cast iron log burning stove and windows to both front and rear.

A door leads up into the large kitchen/breakfast room which has a feature range cooker, flagstone floor and exposed brickwork. There are ample counter tops with cupboards and drawers under and space and plumbing for a washing machine and dishwasher.

There is a boot room with storage cupboards and a door out into the pretty westerly facing rear garden.

On the first floor there are 2 generous double bedrooms and a large family bathroom.

The delightful garden is arranged within a courtyard setting and faces west. Beyond the wrought iron garden gate is a private parking space.

NOTE: This property has a first floor flying freehold.

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 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 proceed east on the A27 to Boxgrove and Tangmere. At the Tangmere roundabout, turn left into The Street. The property is on the left hand side just before the turning into Crouch Cross Lane.



