



91 The Street

Boxgrove, PO18 0DX

£325,000

Nestled in the conservation area in the village of Boxgrove, this delightful end-terrace Victorian cottage offers a unique blend of character and modern living. Upon entering, you are welcomed by a spacious entrance hall featuring a convenient storage cupboard. The good-sized living / dining room, with cosy log burner, provides a warm and inviting atmosphere overlooking the front of the property. The extended fitted kitchen / breakfast room has a range of integrated appliances and overlooks the rear garden, with a side access door for added convenience. The ground floor also boasts a well-appointed shower room and utility area, enhancing the practicality of the home. On the first floor, you will find a generous double bedroom equipped with built-in cupboards, ensuring ample storage, landing with additional storage options, plus family bathroom with shower over bath. For those seeking extra space, the property includes an additional loft room, which can serve as a home office, guest room, or hobby area, depending on your needs. Outside to the front is a neat cottage garden while the rear garden is a gardener's delight having been designed with input by the owner's friend, the renowned landscape designer John Brookes. The property has a twitten providing access to neighbouring properties and additional storage shed. A short drive to Goodwood, Chichester, Arundel and the South Downs National Park. EPC - D. Council Tax Band - C. Tenure - freehold.

- End of terrace cottage in conservation area
- Double bedroom
- Kitchen / breakfast room
- Living / dining room
- Ground-floor shower room
- First-floor bathroom
- Loft room
- Utility area
- Front & rear gardens
- Close to Goodwood, Chichester, Arundel & South Downs National Park

Viewing

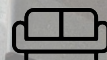
Please contact us on 01243 551122 if you wish to arrange a viewing appointment for this property or require further information.



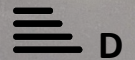
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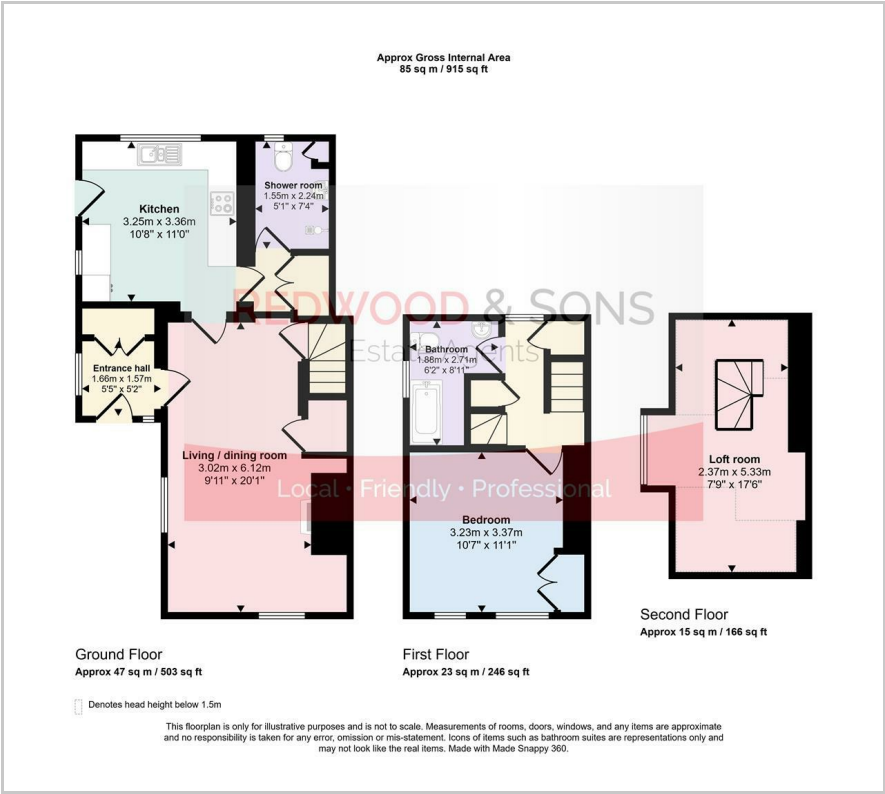


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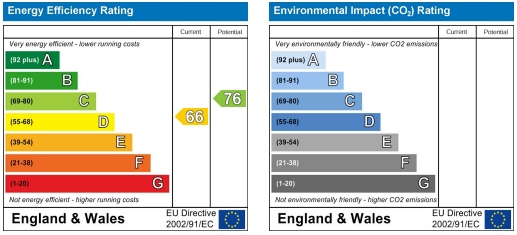
Floor Plan



Area Map



Energy Efficiency Graph



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