



Luceena, Priors Acre, Boxgrove

BEING SOLD VIA SECURE SALE ONLINE BIDDING STARTING BID
£250,000



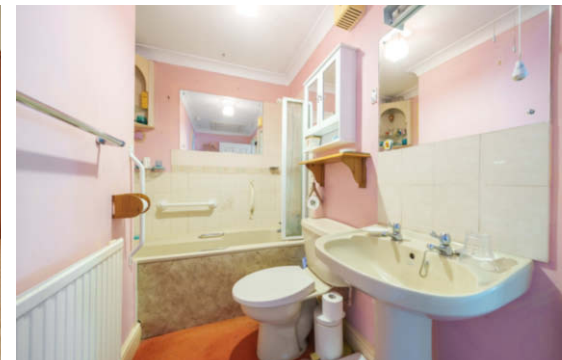
- ▶ **BEING SOLD VIA SECURE SALE ONLINE BIDDING**
- ▶ **Two bedroom semi-detached bungalow**
- ▶ **Well-proportioned sitting room**
- ▶ **No onward chain**
- ▶ **Immediate exchange of contracts available**
- ▶ **Requires updating**
- ▶ **Off-road parking and garage**
- ▶ **Much sought-after village location**

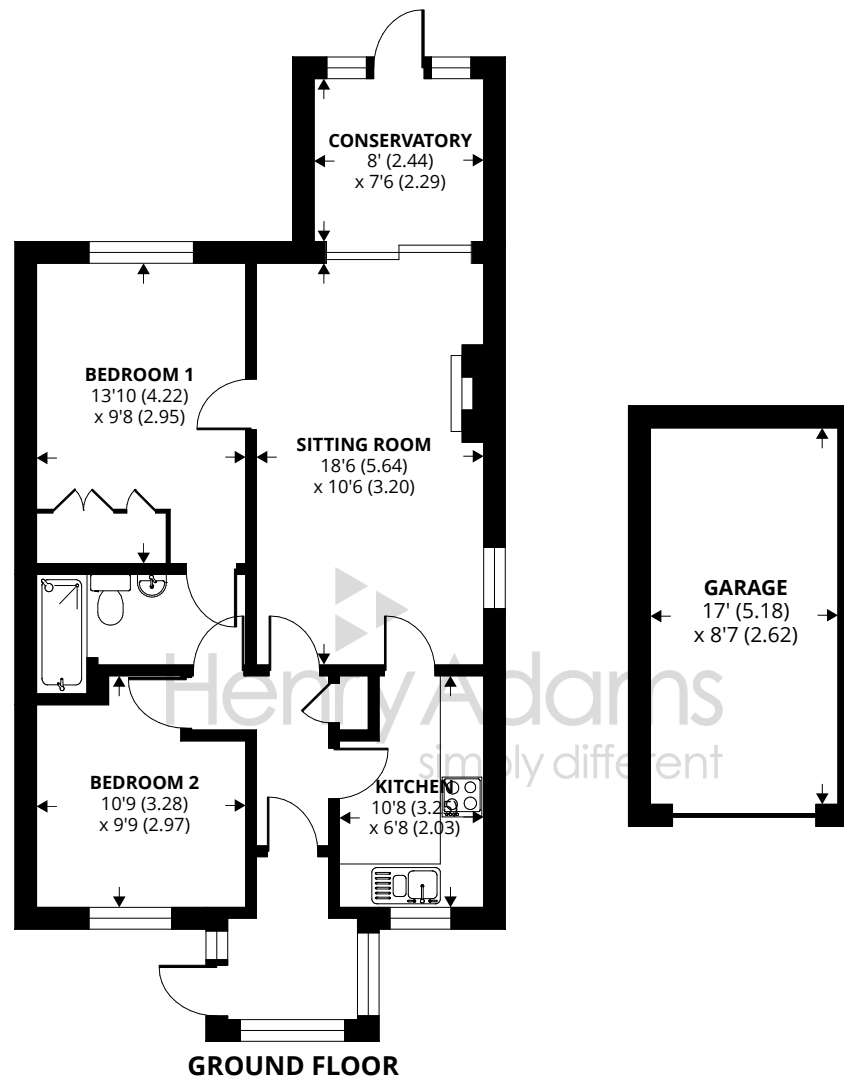
Situated in a secluded position in a mature residential cul-de-sac in Boxgrove village, this individual semi-detached bungalow offers an excellent opportunity to personalise your new home. Requiring some updating, the property provides bright and airy accommodation including a well-proportioned sitting room with a feature fireplace hosting a wood burning stove and patio doors opening into a double glazed conservatory. There are two double bedrooms and an internal bathroom with Jack and Jill doors opening to each bedroom. A porch to the front of the bungalow opens to a traditional entrance hall. The kitchen is also at the front of the property.

Concealed from the road by behind a mature hedge, Luceena shares a drive with three other homes and has a garage (the one with the blue doors), and parking space in front of the property. At the rear, there is a small courtyard garden which is predominantly paved. No onward chain.

NB: Henry Adams are working in conjunction with Pattinson Auction and the method of sale is Modern Method of Auction. For more information please contact our office on 01243 533377.

Chichester District Council - 24/25 Tax Band D £2,248.10





Approximate Area = 710 sq ft / 65.9 sq m

Garage = 144 sq ft / 13.4 sq m

Total = 854 sq ft / 79.3 sq m

For identification only - Not to scale



Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

Location

Within the village there is a village hall and primary school. There is a Co-op mini supermarket in Tangmere. Goodwood is close by and is famous for its many event days including the world-renowned Festival of Speed and Goodwood Revival for motor racing enthusiasts, horse racing and two great golf courses. Chichester offers excellent high street shopping, many fashionable restaurants, cafes and bars, festival theatre and a mainline station to London Victoria. There are excellent sailing facilities around Chichester Harbour and windsurfing from the beaches at West Wittering. The area is a paradise for wildlife enthusiasts, with beautiful walks and cycle tracks over the South Downs and around the harbour.

Directions

From Chichester proceed east along the A27 for approximately 3 miles. On reaching the Tangmere roundabout take the first exit signposted Boxgrove. Take the first turning left, then right into Priors Acre and Luceena will be found on the right hand side behind a high hedge.

what3words.com/suitably.former.expanded

