



3 Billy Fiske Close, Boxgrove, PO18 0FW

Guide Price £495,000

 **Henry Adams**
estate agents



3 Billy Fiske Close, Boxgrove

A thoughtfully designed house in a cul-de-sac setting.

- Detached chalet style home
- Quiet cul-de-sac setting
- Three double bedrooms
- South facing wrap around rear garden
- Driveway and garage
- Solar panels installed
- Viewing recommended

This beautifully presented detached chalet-style home, built circa 2020, offers modern living in a quiet cul-de-sac setting.

Thoughtfully designed throughout, the property features a bright and welcoming sitting room with an attractive bay window, alongside a spacious contemporary kitchen/diner with doors opening onto a sunny south-facing rear garden, perfect for entertaining and family life. The ground floor benefits from a generous double bedroom with its own en-suite shower room, providing flexible accommodation and a utility cupboard. Upstairs, there are two further well-proportioned double bedrooms, both with fitted wardrobes, including one with an en-suite, as well as an additional bathroom.

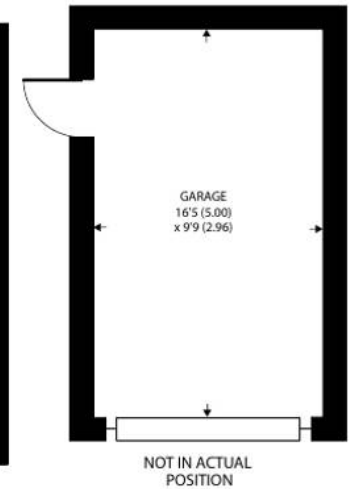
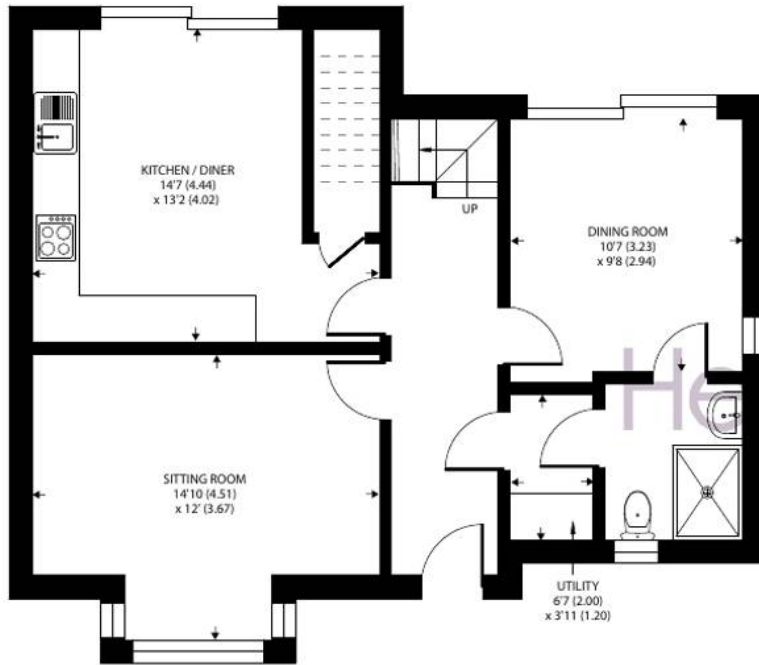
Externally, the property enjoys a desirable south-facing wrap-around garden, ideal for outdoor relaxation. A driveway and garage with power complete the home, while solar panels add energy efficiency.

Early viewing is highly recommended to fully appreciate the quality and location of this impressive home.

Estate charge - For period 01 Oct to 31 Mar 25 £332.47







Approximate Area = 1045 sq ft / 97 sq m
Limited Use Area(s) = 85 sq ft / 7.8 sq m
Garage = 159 sq ft / 14.7 sq m
Total = 1289 sq ft / 119.5 sq m

For identification only - Not to scale



Location - Within the village there is a village hall and primary school. For the equestrians, there is a livery yard/competition stables. 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 water sports 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 - Proceed east out of Chichester and then along the A27 in an easterly direction. On reaching the Boxgrove/Tangmere roundabout take the first exit signposted to Boxgrove (The Street). Take the first turning on the left into The Street and then right into Priors Acre. Take the turning on the left into Billy Fiske Close. A short distance down on the left, there is a shared driveway leading to number 3.

What3words.com - mildest.cupboards.dusters

Chichester District Council - 26/27 Tax Band E £3,051.92 EPC-B

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.

To arrange a viewing call 01243 533377 view details online at

henryadams.co.uk

