



Bell & Blake
SALES & LETTINGS

10 Fairfield Close, Bosham, Chichester, West Sussex PO18 8JQ

Guide Price £799,999

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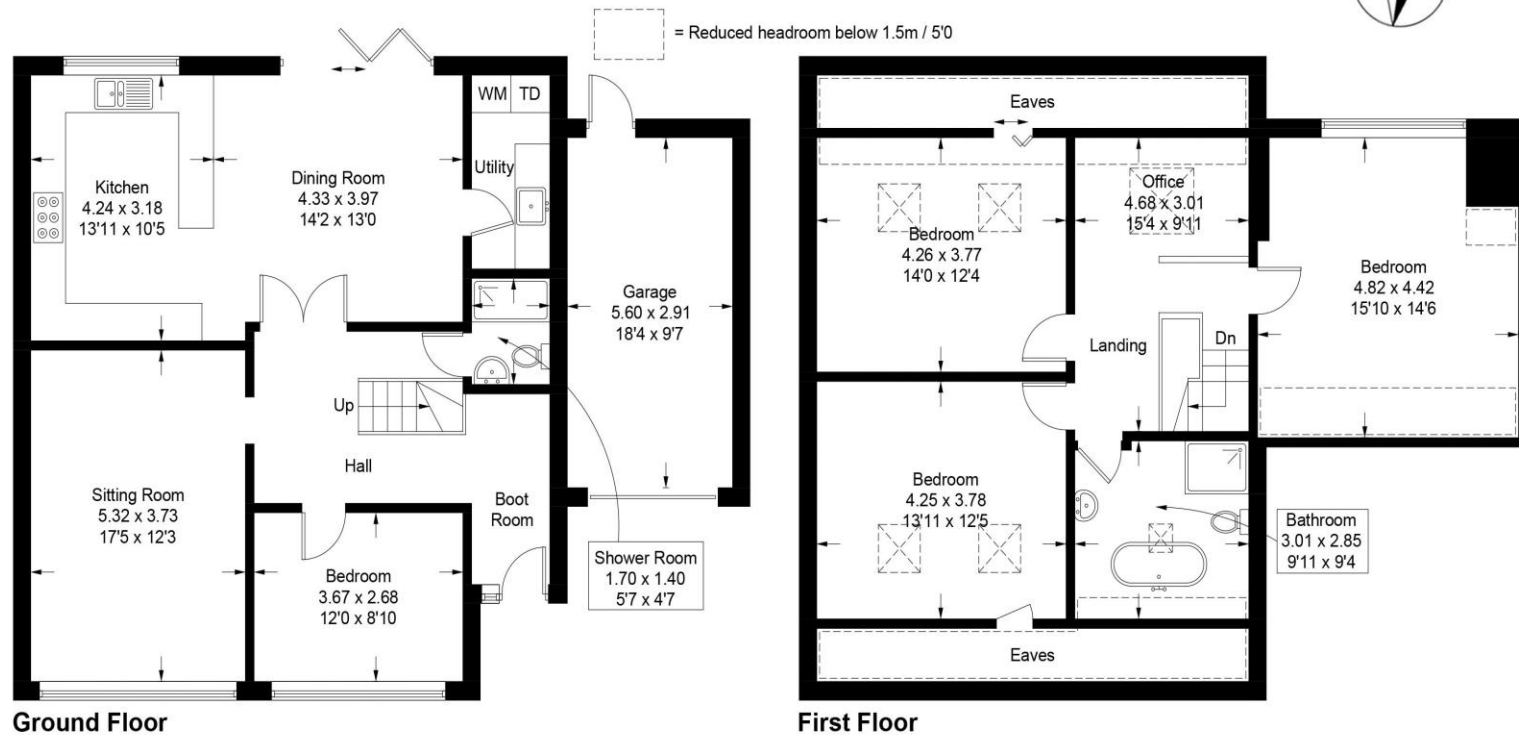
- ▶ Sought after Bosham location
- ▶ Located on a quiet cul-de-sac
- ▶ Fully re-furnished from top to bottom in 2021
- ▶ Ample off road parking
- ▶ Newly fitted kitchens and Bathrooms
- ▶ Low maintenance rear garden

A modern and deceptively large 1900 sq ft, four-bedroom family home located within a quiet cul-de-sack in the sought-after sailing village of Bosham. The property has recently undergone a fantastic full renovation by the current owners including, all new windows, heating system, re fitted kitchen and bathroom. The accommodation offers a flexible living space and briefly comprises a sitting room, modernised shower room, separate utility room, double bedroom and a superb open plan kitchen/dining room leading you through the bi-folding door onto the rear garden. On the first floor there are three spacious light and bright double bedrooms, two of the bedrooms have access to eaves storage and a spacious family bathroom with a free-standing bath and separate shower. Outside there is a good size garden, low maintenance freshly laid lawn space with a decked seating area. To the front of the property is a driveway providing off road parking for 2-3 vehicles in front of the 18'4 x 9'7 garage. Internal viewing essential to appreciate this beautifully presented home and its location.

Council Tax Band: E



Fairfield Close



Approximate Gross Internal Area
 Ground Floor = 85 sq m / 915 sq ft
 First Floor = 79.7 sq m / 858 sq ft
 Garage = 16.1 sq m / 173 sq ft
 Total = 180.8 sq m / 1946 sq ft
 (Excluding Eaves)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of door, window, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purpose only and should be used as such by any prospective purchaser or tenant.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

Location

Bosham is a sought-after quay side village with local amenities such as a handful of small shops, eateries, public houses, a hotel, and galleries. The historic town centre full of idealistic historic waterside houses, many of them Georgian. The historic High Street in Bosham leads to the Saxon Church depicted in the Bayeux Tapestry. A fantastically picturesque location with a wonderful sense of community in the village. The village is lucky enough to have a primary school, village hall and church in the village itself, and home to the renowned Bosham Sailing Club. A popular location to retire too or build a family home in. To the north of the village lies Bosham train station which has a direct line Chichester or Havant then onto London Victoria or Waterloo. Conveniently located along the A259 which enables you to pick up the A27.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D		
(39-54) E	57	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
		www.epc4u.com