

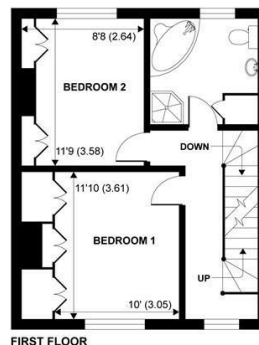
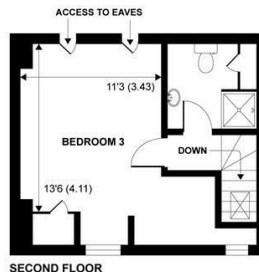
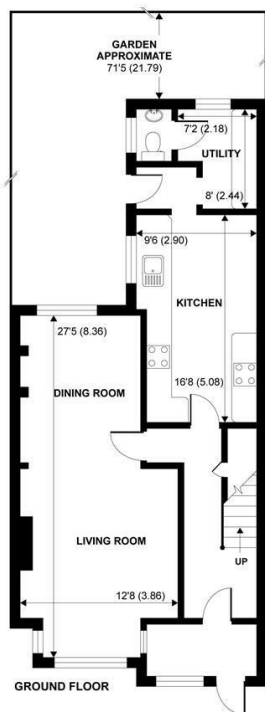
SW

James Williams



20, PENWARDEN WAY, BOSHAM, WEST SUSSEX, PO18 8LF





APPROX. GROSS INTERNAL FLOOR AREA 1456 SQ FT 135.3 SQ METRES
NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2016©

CHICHESTER OFFICE

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£425,000 Freehold

20, PENWARDEN WAY,
BOSHAM,
WEST SUSSEX, PO18 8LF

- Edwardian Terraced House
- 3 Double Bedrooms
- Fitted Kitchen & Breakfast Room
- Living & Dining Room
- Utility Room & Cloak Room
- Family Bathroom & Shower Room
- Double Glazing & Gas Central Heating
- Off Street Parking & Gardens
- Must Be Viewed

EPC RATING

Current = D
Potential = C

COUNCIL TAX BAND

Band = C

A much improved and extended Edwardian 3 bedroom terraced family home. Located on the outskirts of this popular and historic harbourside village of Bosham, with its ancient church, primary school and thriving sailing club. The Cathedral City of Chichester with its comprehensive facilities is just 3 miles away and is easily accessible by bus and train.

The property is approached via a driveway with parking for two cars and a beautiful low maintenance front garden. The front porch leads through to a spacious entrance hall, with under-stairs storage. From here you will find the open plan living/dining room with pretty cast iron feature fireplace with coal effect gas fire. The living area has floor to ceiling double glazed windows to the front allowing a wealth of light into the room.

The hall then leads to the kitchen/breakfast room with a range of fitted wooden base and wall units, gas hob, double electric oven, dishwasher and space for table and chairs. There is a useful utility room and a downstairs cloakroom/WC.

First floor accommodation comprises two double bedrooms both with fitted wardrobes. The family bathroom is fitted with corner bath, shower cubicle, heated towel rail, WC, basin with vanity unit and

linen cupboard. From the first floor a further flight of stairs extends to a large third bedroom with cupboard and eaves storage. There is a shower room with white suite and a cupboard which houses the combi boiler. The property is fully double glazed throughout and has gas central heating.

Outside the attractive rear garden is a real feature of the property measuring approximately 70ft in length, mainly paved with extremely well stocked flower and shrub borders and enjoys a patio area, there is rear gate access and shed.

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 relating to title or other legal 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 our office turn right onto Bosham Lane, continue until you reach the Berkeley Arms, turn left onto Delling Lane. At the roundabout take the 4th exit onto Penwarden Way. The property can be found three quarters of the way down on the left.



