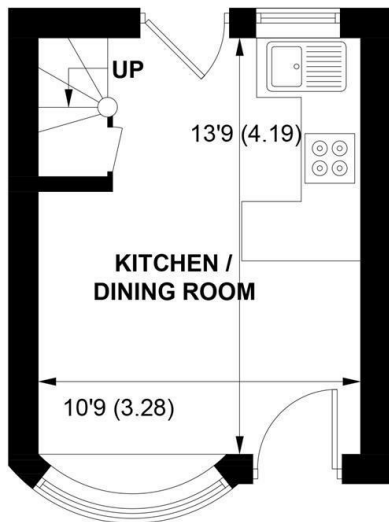




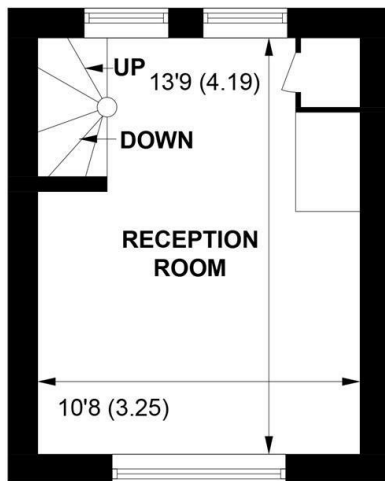
Sims Williams



CHURCHILL COTTAGE, HIGH STREET, BOSHAM, CHICHESTER, WEST SUSSEX, PO18 8LS

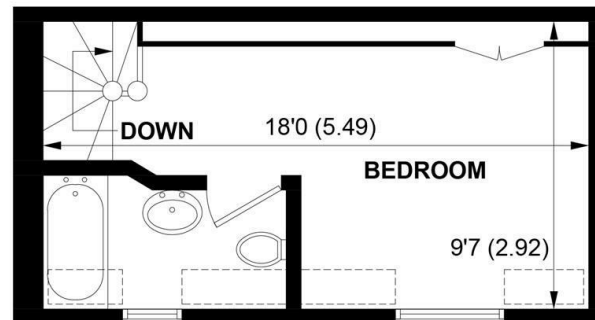


**GROUND FLOOR**



**FIRST FLOOR**

 = REDUCED HEADROOM BELOW 1.5M / 5'0



**SECOND FLOOR**



**APPROXIMATE GROSS INTERNAL AREA = 475 SQ FT / 44.1 SQ M**  
**NOT TO SCALE** (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2021 ©  
 Produced for Sims Williams

# £375,000 Flying Freehold

CHURCHILL COTTAGE, HIGH STREET,  
BOSHAM CHICHESTER,  
WEST SUSSEX, PO18 8LS

- Grade II Listed Period Cottage
- Double Bedroom
- Bathroom
- Kitchen/Dining Room
- Gas Fired Central Heating
- Outside Store
- No Chain
- Situated in Conservation Area

## EPC RATING

Current =  
Potential =

## COUNCIL TAX BAND

Band = C

A immensely adorable and charming period cottage, listed Grade II, in the highly sought after High Street at Bosham and barely 50 yards from the spectacular harbour. This cosy, beamed property would make either the perfect romantic getaway or a wonderfully charismatic pied à terre for a professional individual.

The property has a uniquely characteristic front door leading into a simply wonderful snug kitchen/dining room as well as a rear door. The kitchen has been elegantly fitted out with a modern range of counter tops with cupboards and drawers under. There is a sink unit and built in 'fridge, gas hob with electric oven below and extractor hood over. A staircase leads to the first floor.

The first floor has a light and airy double aspect sitting room with more stairs to the second floor. The second floor has a cosy bedroom with windows offering a glimpse of the beautiful harbour. There is a simplistic yet appealing bathroom with bath basin and low level WC.

Outside there is an additional brick

built store with ample space and plumbing for a washing machine and space for a freezer. There is no formal parking however one can apply for a season ticket for the harbour car park just a couple of minutes walk away.

NB - We would point out that this property has a 'flying freehold' with the neighbouring property Eden Cottage on the first floor.

## 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 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

The property is situated right at the end of the High Street, just before you reach the foreshore on the way to the Anchor Bleu pub.

