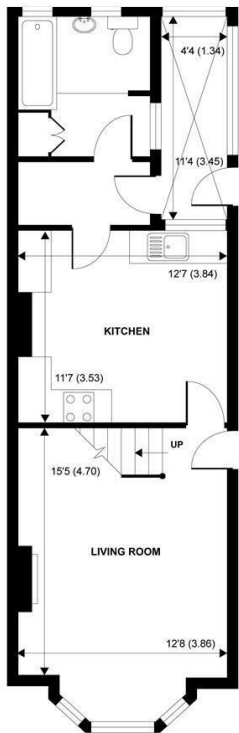




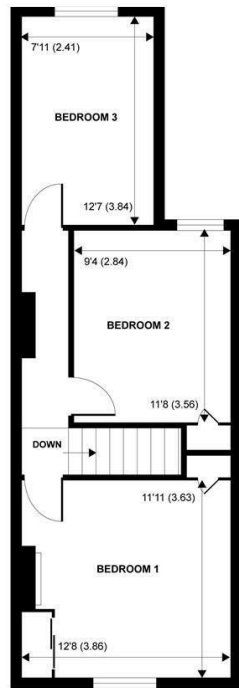
14, PENWARDEN WAY, BOSHAM, WEST SUSSEX, PO18 8LG







GROUND FLOOR



FIRST FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 1015 SQ FT 94.3 SQ METRES

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2015©

# £385,000 Freehold

14, PENWARDEN WAY,  
BOSHAM,  
WEST SUSSEX, PO18 8LG

- Renovated Family Home
- Sitting Room With Fireplace
- Modern Kitchen/Dining Room
- Utility Room Plus Sunroom
- Bath/Shower Room
- 3 Large Bedrooms
- Pretty Garden With Summerhouse
- Chain Free
- Parking To Front

## EPC RATING

Current = D

Potential = B

## COUNCIL TAX BAND

Band = C

The property is approached via a driveway with parking and a beautiful low maintenance front garden.

The house has been recently renovated and decorated to a high standard. Bright living room with a marble effect fireplace and bay window to the front.

The large kitchen has a gas hob and oven, extractor fan, fridge, dishwasher and space for a table and chairs. Off the kitchen is a utility room with a freezer and a washing machine.

The family bathroom is also on the ground floor and has been newly fitted with a bath, wc, sink and shower cubicle. There is also a sun room on this floor which would be ideal as a home office or playroom.

There are 3 double bedrooms on the first floor. The master bedroom has a pretty feature fireplace and a built in cupboard, as does the second bedroom.

There is ample parking on the driveway. The rear garden has a

raised BBQ and seating area and also some decking. There is a summerhouse to the rear of the garden.

## 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

From Chichester, proceed west on the A259 towards Bosham. As you reach the roundabout, take the fifth exit into Penwarden Way. The house is on the left hand side.



