

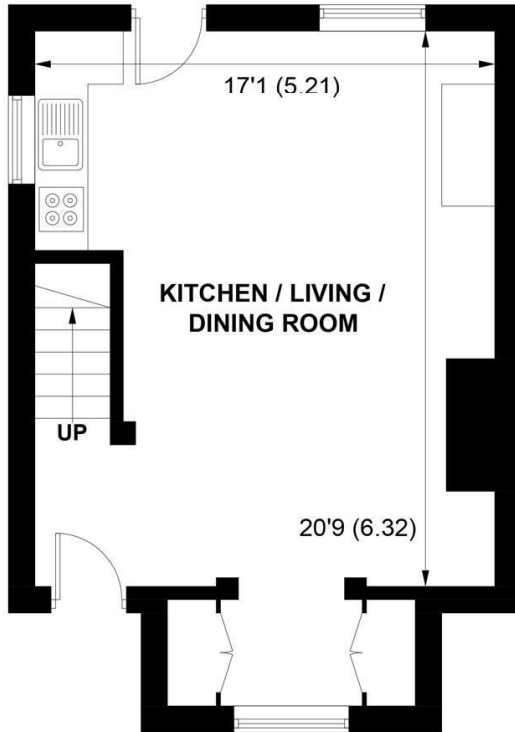
SW

Sims Williams

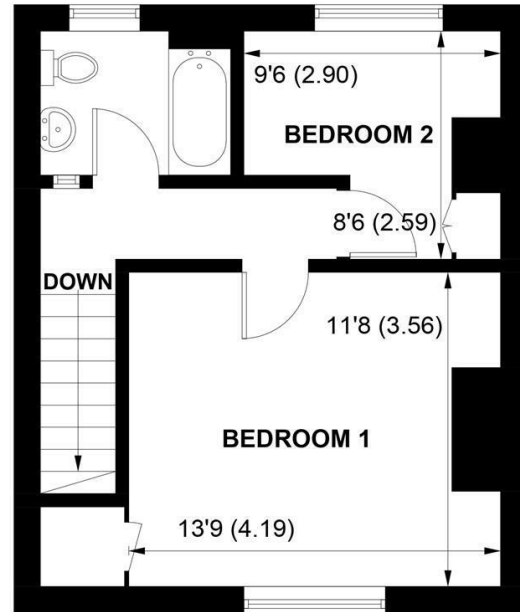


BY HARBOUR, HIGH STREET, BOSHAM, WEST SUSSEX, PO18 8LR





GROUND FLOOR



FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 748 SQ FT / 69.5 SQ M

**NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2022 ©
Produced for Sims Williams**

£675,000 Freehold

BY HARBOUR, HIGH STREET,
, BOSHAM,
WEST SUSSEX, PO18 8LR

- Heart Of The Village
- Within Yards Of The Foreshore
- Grade II Listed Cottage
- Open Plan Reception Room
- Fitted Kitchen
- 2 Double Bedrooms
- Bathroom
- Mature Gardens
- Garage & Driveway

EPC RATING

Current =

Potential =

COUNCIL TAX BAND

Band = E

Superbly situated within the heart of Old Bosham village a Grade II listed oystermans cottage with garage and driveway and mature gardens.

The property is approached along a shingle footpath to a garden gate between a flint and brick wall to the front door.

The lovely open plan reception room has an open fireplace and a dining area by the windows overlooking the garden. There is a modern fitted kitchen with electric ceramic hob and fan assisted oven below. Built in dishwasher and washing machine. There is a wall cupboard housing a gas fired boiler for the central heating system. There is a rear door onto a small terrace and a footpath around to the front of the property.

On the first floor there are 2 double bedrooms and a bathroom.

Outside there are lovely mature gardens enclosed within a part fenced and walled garden. Large Timber garden shed. The garage has double doors leading onto a driveway and direct access to the harbour.

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

The property is situated right at the end of the High Street, just after the Anchor Bleu pub. Walk towards the foreshore and you will see a shingle footpath which leads to the cottage.



