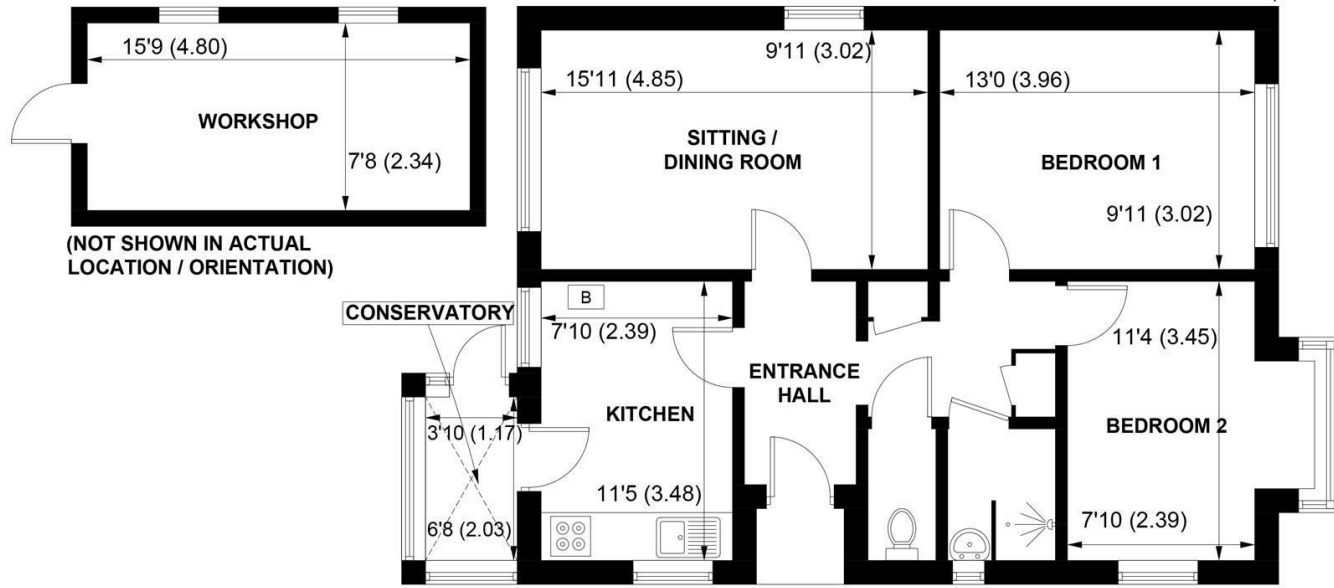


The logo for Sims Williams, featuring the letters 'SW' in a stylized, cursive font.

Sims Williams



2 WILLIAMS ROAD, BOSHAM, WEST SUSSEX, PO18 8JS



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)

GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA = 670 SQ FT / 62.3 SQ M
WORKSHOP = 122 SQ FT / 11.3 SQ M
TOTAL = 792 SQ FT / 73.6 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2024 ©
Produced for Sims Williams

£380,000 Freehold

2, WILLIAMS ROAD,
BOSHAM,
WEST SUSSEX, PO18 8JS

- Detached Bungalow
- Close To Amenities
- Sitting/Dining Room
- Kitchen
- Conservatory/Utility Area
- 2 Bedrooms
- Wet Room & Separate W.C
- South Facing Gardens
- Off-Road Parking

EPC RATING

Current = D
Potential = B

COUNCIL TAX BAND

Band = C

This detached bungalow is situated within the popular village of Bosham, within strolling distance of its wide range of amenities including shops, public houses and train station.

The property offers tremendous scope to extend, subject to the usual consents and accommodation comprises entrance hall with storage cupboards and door to the spacious double aspect sitting/dining room.

The kitchen is fitted with floor units, with space for appliances and a door leads to the conservatory/utility area.

There are 2 double bedrooms both overlooking the front, and wet room and separate WC.

Outside the front provides an off-road parking space.

Of particular note is the south facing rear garden, divided into 2 areas with paved patio and large workshop. Beyond a garden gate is a generous plot with a plethora of plants, shrubs and trees.

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. At the roundabout, take the fourth turning onto Station Road then first right onto Williams Road, where the property will be found on the right hand side.

