

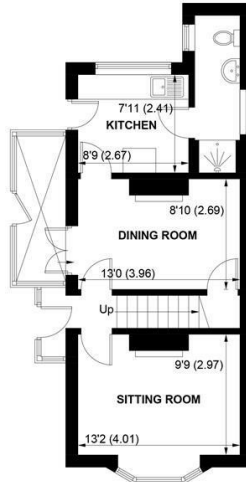
SW

Sims Williams

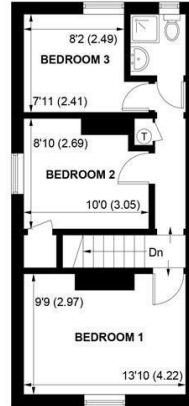


3, WILLIAMS ROAD, BOSHAM, PO18 8JR

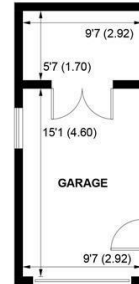




GROUND FLOOR



FIRST FLOOR



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)

APPROXIMATE GROSS INTERNAL AREA = 895 SQ FT / 83.2 SQ M
GARAGE = 202 SQ FT / 18.8 SQ M
TOTAL = 1097 SQ FT / 102 SQ M
NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2024 ©
Produced for Sims Williams

£365,000 Freehold

3, WILLIAMS ROAD,
BOSHAM,
PO18 8JR

- Detached House
- Entrance Porch
- Kitchen
- Shower Room
- Sitting Room
- Dining Room
- 3 Bedrooms & Bathroom
- Detached Garage
- Gardens

EPC RATING

Current = E

Potential = C

COUNCIL TAX BAND

Band = C

A 3 bedroom detached older style home lying close to the railway station, small parade of shops and the harbour which is about half a mile to the south in 'Old Bosham'.

The double glazed porch at the side of the house leads into the dining room. There is an under stairs storage cupboard housing meters. Doors to both the sitting room and kitchen.

The sitting room, which lies at the front of the property, has an open fireplace and bay window.

The kitchen has a range of counter tops with cupboards and drawers under and door to driveway and rear garden. Door to shower room with shower stall, wash basin and WC.

On the first floor there are 3 bedrooms and a shower room.

Outside the rear gardens are a little overgrown however it is a great space with which to create a fantastic 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. At the roundabout, take the fourth turning onto Station Road then first right onto Williams Road, where the property will be found on the left hand side.



