

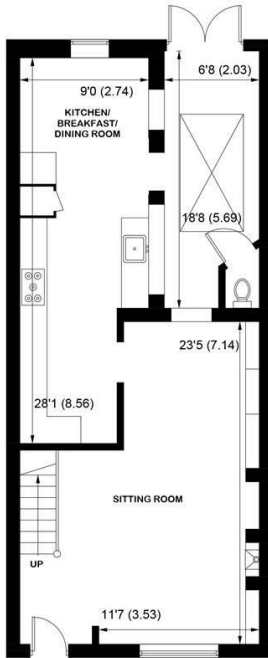
SW

Sims Williams

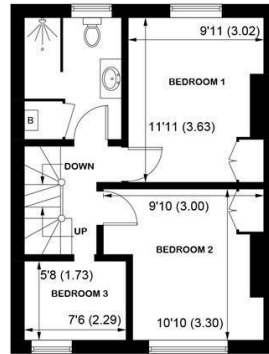


22, NORTH ROAD, BOSHAM, WEST SUSSEX, PO18 8NL

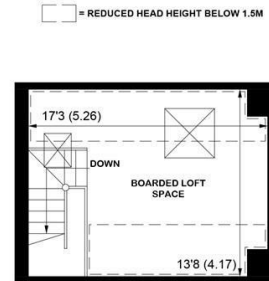




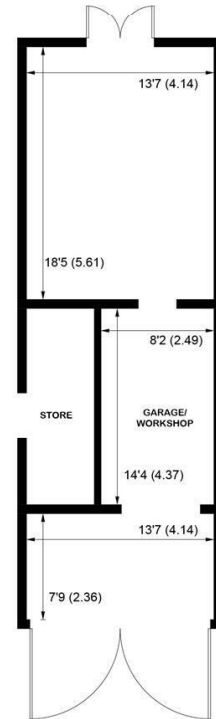
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



APPROXIMATE GROSS INTERNAL AREA = 1394 SQ FT / 129.5 SQ M

OUTBUILDING = 567 SQ FT / 52.7 SQ M

TOTAL = 1961 SQ FT / 182.2 SQ M

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

Produced for Sims Williams

£425,000 Freehold

22, NORTH ROAD,
BOSHAM,
WEST SUSSEX, PO18 8NL

- Middle Terrace House
- Stylish Internal Decor
- Sitting/Dining Room
- Kitchen/Breakfast Room
- Orangery
- 3 Bedrooms & Shower Room
- Spacious Loft Conversion
- Large Gardens & Workshop
- Off Road Parking

EPC RATING

Current = D
Potential = B

COUNCIL TAX BAND

Band = C

This 3 bedroom family home offers surprisingly spacious accommodation.

The L shaped sitting room has an open fireplace with attractive oak mantelpiece and stairs to the first floor.

There is a stylish fitted kitchen/breakfast room with oak 'butchers block' counter tops with cupboards and drawers under. Range of shelving. Ceramic Belfast sink. Dual fuel range cooker. Door to Orangery with door to garden.

On the first floor there are 3 bedrooms and a superb shower room. There is a staircase from the landing to the loft space which has been floored and boarded with a Velux window.

Outside the large rear gardens have been superbly designed with a number of raised decking sitting areas. Large workshop and storage shed with further hard standing and parking area .

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. North Road is the first turning on the left and the property is located on the left hand side.



