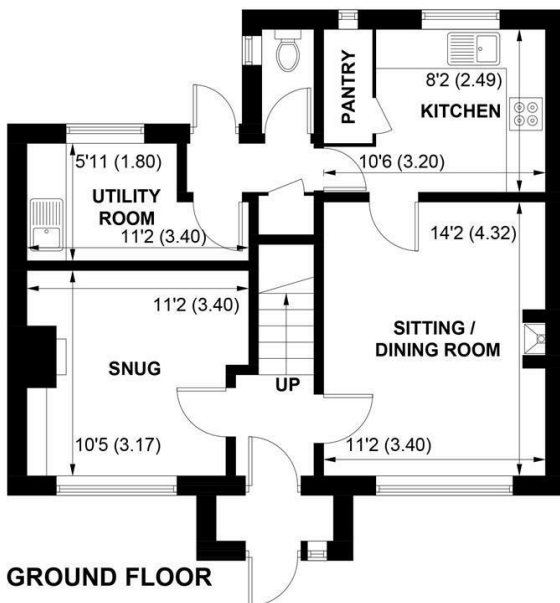


Sw

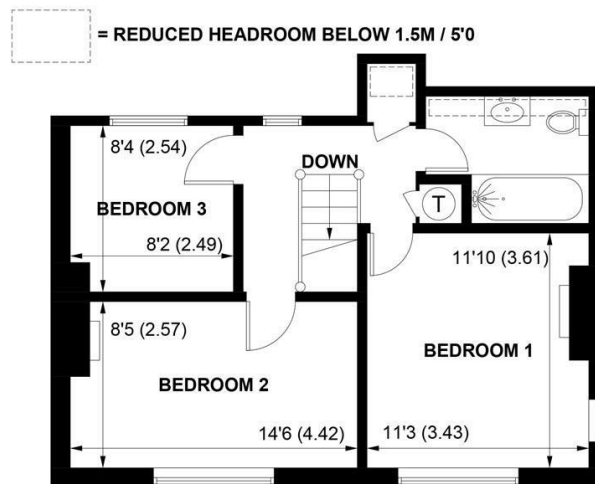
Sims Williams



2 BROOKS LANE, BOSHAM, WEST SUSSEX, PO18 8LA



**GROUND FLOOR**



**FIRST FLOOR**

**APPROXIMATE GROSS INTERNAL AREA = 1010 SQ FT / 93.8 SQ M**

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

Produced for Sims Williams

# £415,000 Freehold

2, BROOKS LANE,  
BOSHAM,  
WEST SUSSEX, PO18 8LA

- Charming Older Style Property
- Semi-Detached
- Village Location
- Sitting/Dining Room & Snug
- Fitted Kitchen
- Utility Room & Cloakroom
- 3 Bedrooms
- Modern Family Bathroom
- Wraparound Gardens

## EPC RATING

Current = D  
Potential = C

## COUNCIL TAX BAND

Band = C

A charming semi-detached older style property in the popular location of Bosham, within easy walking distance to many amenities including shops, pubs and train station.

The accommodation briefly comprises entrance with stairs to first floor and door to sitting room/snug. The dual aspect lounge/diner has a fireplace with log burner and opens onto the kitchen.

The modern kitchen is fitted with a range of gloss units, with space for freestanding appliances. This in turn leads to the downstairs cloakroom and utility room, with space and plumbing for washing machine and tumble dryer.

To the first floor there are 3 bedrooms and family bathroom with white suite consisting of bath with shower over, wash basin and WC.

Outside the wraparound garden is mainly to lawn, with paved patio area, shingle paths and border planting. There is on-street parking for residents.

## 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 along the A259 to Bosham and on entering the village, take the right turning into Brooks Lane. Follow the road along and the house can be found on the right hand side.



