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Sims Williams

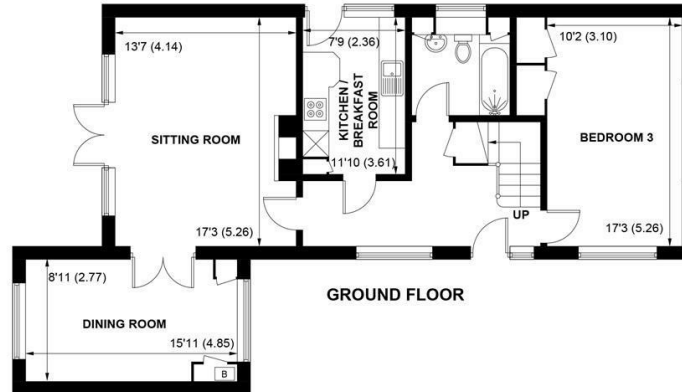
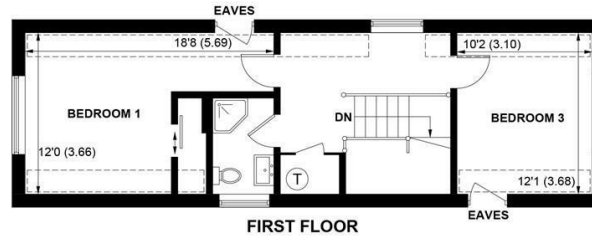
LITTLE MEAD, SUNNYWAY, BOSHAM, WEST SUSSEX, PO18 8HQ







 = Reduced headroom below 1.5m / 5'0"



**APPROXIMATE GROSS INTERNAL AREA = 1415 SQ FT / 131.5 SQ M**

**NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2025 ©  
Produced for Sims Williams**

# £875,000 Freehold

LITTLE MEAD, SUNNYWAY,  
BOSHAM,  
WEST SUSSEX, PO18 8HQ

- Detached Chalet Style House
- Reception Hall
- Ground Floor Bedroom
- Fitted Kitchen
- Delightful Sitting Room
- Dining Room
- 2 First Floor Bedrooms & Shower
- Southerly Facing Rear Gardens
- Ample Off Road Parking

## EPC RATING

Current = E

Potential = C

## COUNCIL TAX BAND

Band = F

This lovely property is approached along a driveway to the front door which is at the side of the house.

The spacious reception hall has stairs to the 1st floor, under stairs storage cupboard and a central heating thermostat and programmer.

There is a bedroom on the ground floor with double aspect and 2 built in cupboards. The ground floor bathroom has a panel bath with plumbed in shower system over, low level WC, pedestal wash basin and heated towel rail.

The fitted kitchen has an acrylic sink and drainer, counter tops with cupboards and drawers under, range of wall cupboards, 4 burner gas hob with extractor over, eye level electric oven and microwave, door to side and garden.

The sitting room has an attractive open fireplace with raised hearth, French doors to rear garden, double doors to the dining room which has a double aspect, cupboard housing a gas fired boiler for central heating and hot water. Electricity meters and consumer box.

On the first floor the landing has an airing cupboard with slatted shelving and a hot water tank with fitted immersion heater.

There are 2 double bedrooms and a

shower room with shower cubicle with electric shower, wash basin and a low level WC.

Outside the rear gardens are mainly laid to lawn with a lovely brick terrace all enclosed within a hedged and fenced boundary. Side pedestrian access along either side of the property. The front garden has a driveway with parking for 2-3 vehicles. Shrubs, plants and a hedged and fenced boundary.

## 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

Leave the A259 at the roundabout signposted into Delling Lane. At the junction with Bosham Lane turn right. After about 200 yards turn left into Sunnyway. Little Mead can be found a short way along on the right hand side.







