



5 | Hamilton Gardens | Bosham | Chichester | PO18 8BY

Guide Price £375,000



**hancock**

Lettings & Estate Agents

Hamilton Gardens | Bosham  
Chichester | PO18 8BY  
Guide Price £375,000

- Chain Free
- Private Garden
- Close To Station
- Downstairs W/C
- Bosham
- Driveway Parking
- Three Bedrooms
- Modern Bathroom
- Open Plan Living/Dining Room
- Virtual Tour Available



Nestled within the tranquil cul-de-sac of Hamilton Gardens in Bosham, Chichester, this charming terraced house is proudly presented by Hancock and Partners. Boasting a serene ambiance, this delightful property features three bedrooms, a convenient downstairs w/c, a modern family bathroom, an inviting open living/dining room, a kitchen with fitted cupboards, a private rear garden, and off-street parking. Offered Chain Free for your convenience.

Upon entry, the ground floor welcomes you with a spacious fitted kitchen complemented by a breakfast bar seating area. Adjacent, a discreet downstairs w/c is neatly tucked under the stairs. The open and airy living/dining room area features patio doors that lead to the secluded

what3words ///

///interests.piglet.pine



rear garden, perfect for relaxation or outdoor gatherings.

Ascending upstairs, you'll find a single bedroom with built-in storage, a comfortable double bedroom, and a serene master bedroom also equipped with built-in storage. A modern family bathroom completes the upper level, offering the convenience of a shower over bath.

Hamilton Gardens epitomizes desirable living in Bosham, renowned for its tranquil surroundings and close proximity to essential amenities such as convenience stores and Bosham train station. The village of Bosham itself exudes charm with its historic edifices, picturesque harbour, and scenic waterfront promenades. With seamless connectivity to nearby towns and cities, this location is an idyllic choice for commuters and families alike.

Additional Information :

Tenure : Freehold

Broadband : Up To 80mbps

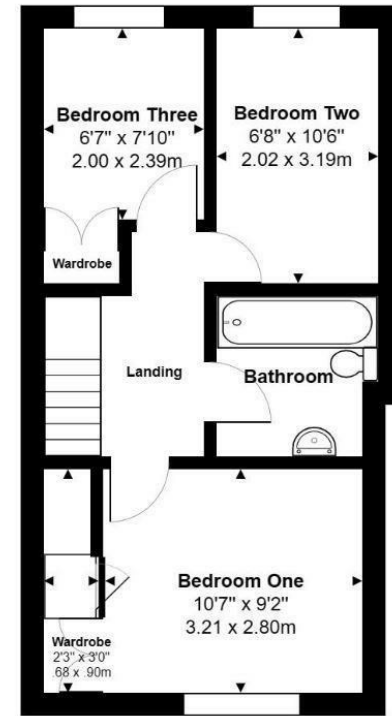
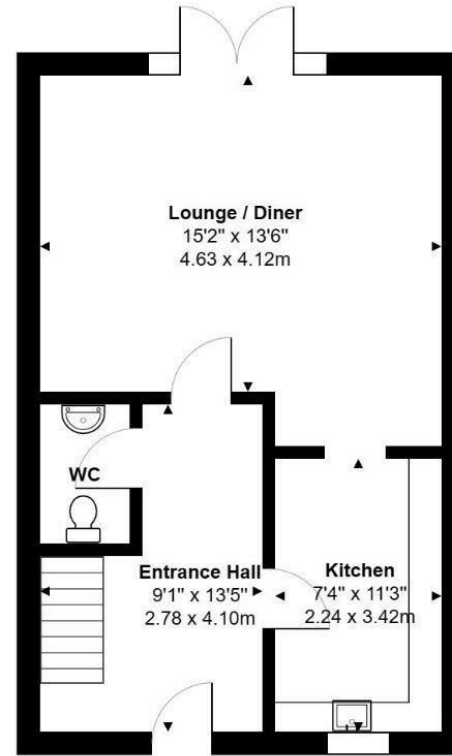
Phone : EE, O2, Three, Vodaphone

Council Band : D



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>75</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Total Area: 810 ft<sup>2</sup> ... 75.3 m<sup>2</sup>



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