



24 Stanbury Close | Bosham | PO18 8NS

Price Guide £499,950 Freehold



hancock
Lettings & Estate Agents

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- 4 Double bedrooms
- 2 Large reception rooms
- Landscaped rear garden
- Driveway parking
- Garage
- No onward chain

This excellent family home offers light and well-arranged accommodation over two floors and is being offered to the market with no onward chain.

Accommodation

On the ground floor there is an entrance hall which provides access to a spacious sitting room, complete with feature fire and a large, west facing bay window. Moving through the property to the rear there is a dining room with access into a well-positioned conservatory. A fitted kitchen and a useful cloakroom complete the ground floor. On the first floor, off a central landing there are four double bedrooms (master with en-suite) and a large family bathroom.

Outside

To the rear lies a low maintenance, landscaped garden complete with floral beds, seating areas and benefiting



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from a side gate for access. To the front there is ample driveway parking and a small well-kept front garden.

Location

The property is located within the hugely popular village of Bosham some four miles west of the Cathedral City of Chichester. Bosham has many local amenities that include a popular sailing club and historic quay, three public houses, a number of cafes and shops, a mainline rail station, two pre-schools and a primary school. Bosham also has a historic, Grade I Listed church. The villages location at the top of the calm and picturesque waters of Chichester Harbour make it popular with sailors and many water sports can be undertaken from the village, including paddle boarding and kayaking.

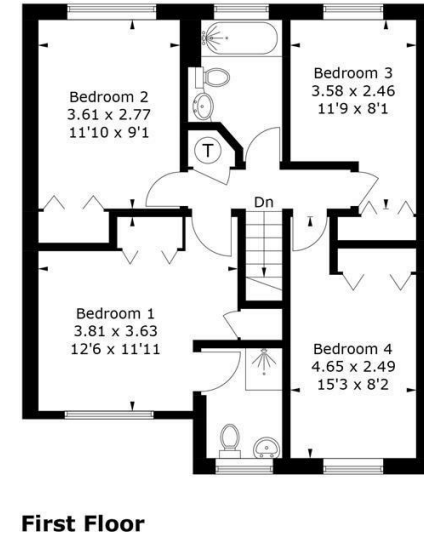
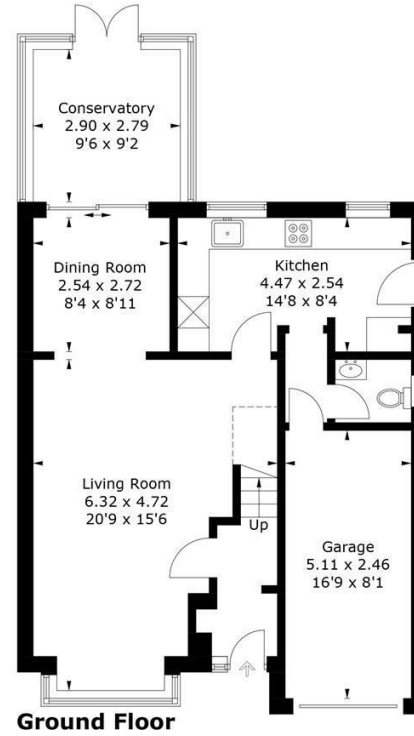


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Stanbury Close, PO18

Approximate Gross Internal Area = 130.0 sq m / 1399 sq ft
(Including Garage)



Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. (ID1085034)



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