



2 Garden Cottages | Bosham | PO18 8QZ

Guide Price £575,000 Freehold



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Lettings & Estate Agents

Garden Cottages | Bosham | PO18 8QZ
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- No onward chain
- Extended & updated accommodation
- Garage and driveway parking
- Quiet Bosham village location
- Near the sailing club and quay
- Cul-de-sac

This stunning 3-bedroom home has been skilfully extended and updated by the current owners and now offers modern family living within a quiet central village location. Within the cul-de-sac there is only one other dwelling and Bosham's many local amenities are within easy reach.

Accommodation

On the ground floor there is a storm porch which gives access to an open plan kitchen/breakfast room, complete with large kitchen island and fitted units. Moving through the property there is an extended sitting/dining room with space for a large dining table and west facing bi-fold doors providing access to the garden. A recently created and useful utility room, complete with shower, wc and access into the side garden complete the ground floor accommodation. On the first floor, off a central landing there are two double bedrooms (master complete with



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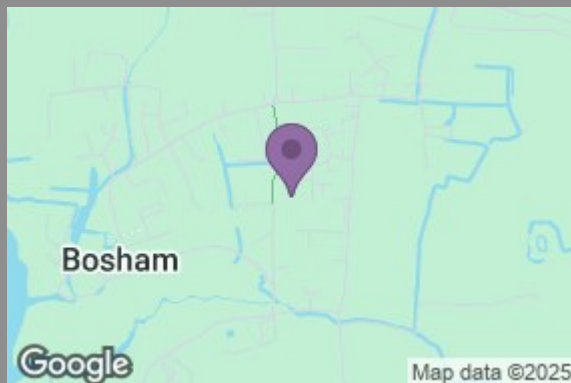
built in storage), a single bedroom and contemporary family bathroom.

Outside

To the rear there is a delightful west facing garden which is mainly laid to lawn and is enclosed by 6ft wood panelled fencing. There is a large terrace and secure side access via the garage. To the front there is ample driveway parking and access to the attached garage via a modern up and over door.

Location

The property sits centrally within the ever popular sailing village of Bosham and is within walking distance of the foreshore, renowned sailing club and historic quay. Bosham has many local amenities that include three public houses, cafes, shops, a Grade I Listed church, two pre-schools, a primary school and a train station. The villages location within Chichester Harbour makes it a popular sailing and boating hub with paddle boarding and kayaking also enjoyed. To the north of Bosham lie the rolling foothills of The South Downs National Park and within the famous Goodwood Estate. To the south lies the entrance to Chichester Harbour and the beaches at West Wittering and East Head.

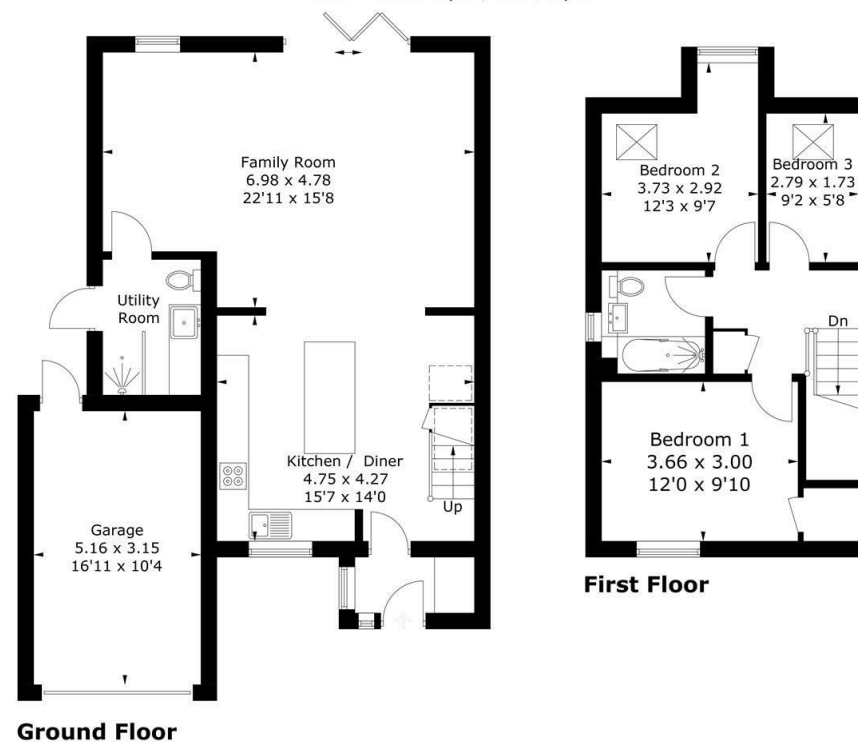


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	75	88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Garden Cottages, PO18

Approximate Gross Internal Area = 102.2 sq m / 1100 sq ft
 Garage = 16.3 sq m / 175 sq ft
 Total = 118.5 sq m / 1275 sq ft



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