



41 Williams Road | Chichester | PO18 8JR

Guide Price £490,000    Freehold



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Lettings & Estate Agents



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- Gas fired central heating
- Popular village location
- Garden studio
- EPC - TBC
- Detached home
- Landscaped rear garden
- Driveway

This well-proportioned detached home has been updated by the current owners and offers contemporary and light accommodation and benefits from a garden studio.

#### Accommodation

On the ground floor there is a useful storm porch which gives access to an entrance hall and beyond into a south facing sitting room, complete with large bay window and a wood burning stove. Moving through the ground floor there is a dining room and to the rear an extended kitchen/breakfast room which has fitted units and access into the garden via a stable door. On the first floor there is a good sized master bedroom and two further double bedrooms.

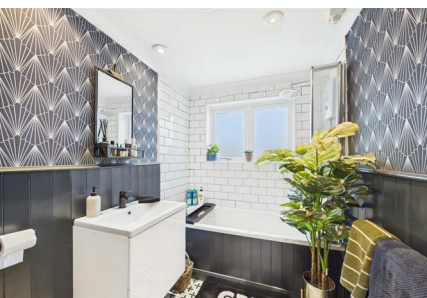
#### Outside

To the rear there is a landscaped garden which is mainly laid to lawn with two main seating areas in the form of a





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terrace and wood decking area, the latter located to the rear of the garden. There is both side and rear gates for access and a pretty wood panelled garden studio/sun room has been added and is complete with electrical points and double doors opening onto shingle and the wood decking beyond. To the front of the property there is driveway parking accessed via a five-bar gate from the road.

### Location

The property sits 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) <b>A</b>		
(81-91) <b>B</b>		79
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	
(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	



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