



## Broadbridge Mill, Bosham, Chichester, PO18 8PX

- An Impressive Two Bedroom Mid Terrace Family Home
- Open Plan Kitchen Diner
- En Suite Bathroom
- Prime Bosham Location

ASKING PRICE OF £375,000

- Private Parking Space And Garage
- Enclosed Private Rear Paved & Decked Garden
- Excellent Local Schools Nearby
- Well Presented Throughout





Welcome to Broadbridge Mill, Bosham! This charming mid-terrace house offers a comfortable and modern living space with its 3/4 bedrooms. As you step inside, you'll be greeted by a long entrance hall that sets the tone for the rest of the property.

To the left of the entrance hall, you'll find a versatile room that can serve as a fourth bedroom or a home office, providing flexibility to suit your needs. On the right-hand side, there is a convenient WC toilet, perfect for guests, and a storage cupboard for keeping your belongings organized.

Moving forward, you'll enter the kitchen diner, which has been tastefully modernized. The kitchen boasts a contemporary design and comes equipped with built-in appliances, including a dishwasher. Additionally, there is ample under-counter space for a washer, freezer, and fridge, ensuring all your culinary needs are met. From the diner, you can access the rear garden, which offers a delightful combination of decking and patio areas, providing a great space for outdoor relaxation and entertaining.

Heading up to the first floor, you'll find the spacious living room at the front of the house. This room benefits from a Juliet balcony, allowing natural light to flood in and providing a lovely view of the surroundings. In the middle of the first floor, there is a well-appointed family bathroom, offering convenience and comfort for the entire household. Towards the back of the house, there are two bedrooms that overlook the garden, providing a peaceful and serene atmosphere.

Ascending to the top floor, you'll be greeted by a large landing area that offers access to loft storage, providing additional space for your belongings. The master bedroom, accessed via the landing, is a true retreat. It features built-in storage, allowing for a clutter-free environment, and an en-suite bathroom complete with a bath and a shower overhead.

This private sanctuary offers a tranquil space to unwind and relax after a long day.







# Accommodation

## GROUND FLOOR

ENTRANCE HALLWAY

KITCHEN DINER  
14' 2" x 17' 8" (4.31m x 5.40m)

OFFICE / SNUG  
7' 1" x 12' 2" (2.16m x 3.72m)

## FIRST FLOOR

LIVING ROOM  
13' 8" x 11' 11" (4.17m x 3.39m)

BEDROOM TWO  
9' 3" x 9' 6" (2.82m x 2.90m)

STUDY/BEDROOM THREE  
7' 4" x 7' 0" (2.23m x 2.13m)

BATHROOM

## SECOND FLOOR

LANDING

BEDROOM ONE  
10' 0" x 14' 4" (3.05m x 4.36m)

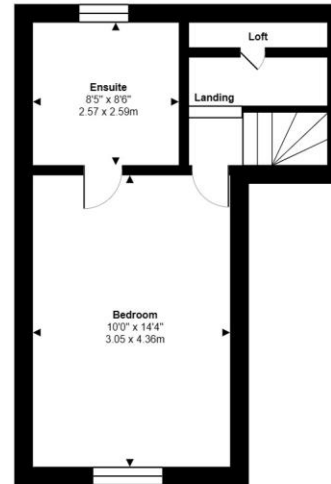
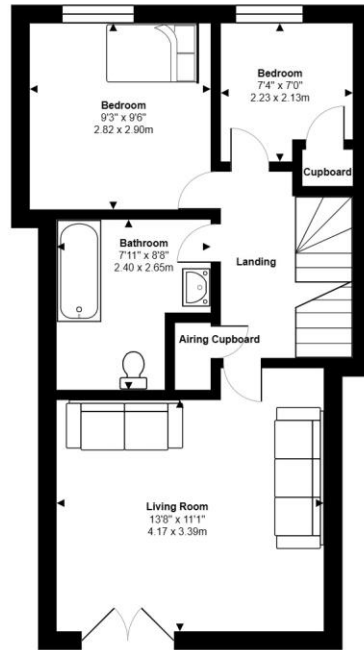
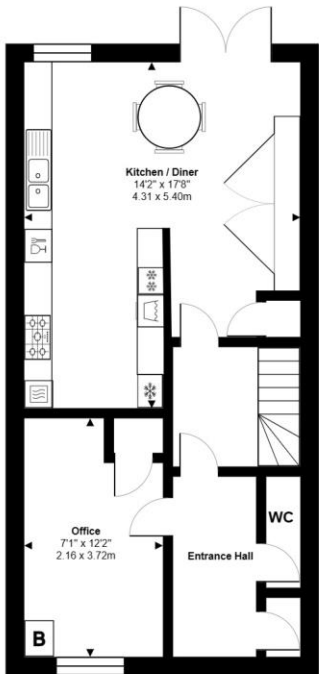
EN SUITE

## OUTSIDE

OFF STREET PARKING

FRONT & BACK PATIO

Picture this...



Total Area: 1159 ft² ... 107.7 m²

This is the ideal property to come home to after a long day! Relaxing in your private rear garden whilst enjoying a few drinks in the sun...could there be a better way to switch off?

Why not take a short drive into town and really soak up Chichester's cosmopolitan atmosphere by exploring the wide range of bars, restaurants and shops on offer. This City really is known for its entertainment and lifestyle.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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