

## Bosham Lane, Bosham, Chichester, PO18 8HP

- An Impressive Three Bedroom Semi Detached Yachtsman Cottage
- Open Plan Lounge/Diner
- Separate Fitted Kitchen
- Prime Old Bosham Location

GUIDE PRICE OF £800,000 - £825,000

- Single Garage
- Enclosed Private Front & Rear Gardens
- Excellent Local Schools Nearby
- Potential For Conversion (STP)





Nestled in the charming Bosham Lane in Bosham, this delightful three-bedroom semi-detached modern yachtsmans cottage with a wonderful flint faced façade offering a perfect blend of comfort, style, and potential. As you approach the property, you are greeted by an attractive front garden that sets the tone for what lies beyond.

The covered entrance porch and front door lead into the house, upon entering you step into a spacious entrance hallway that immediately gives a sense of openness and warmth. To the left, you'll find a modern fitted kitchen, equipped with all the necessary amenities for culinary enthusiasts. To the right, a convenient w/c adds to the practicality of the layout.

Moving forward, the house unfolds into a bright and inviting open-plan lounge diner, featuring French doors and windows that lead out to a generously sized, sun-trap rear garden. The south-facing orientation ensures ample natural light throughout the day, making it an ideal space for relaxation and entertaining.

Upstairs, the property boasts two double bedrooms, both with built-in wardrobes for added storage convenience. The master bedroom further benefits from a shower room en suite, providing a touch of luxury and privacy. The second bedroom, though smaller, offers built-in wardrobes and versatile space that could serve as a home office or nursery.

Completing the upper level is the family bathroom, featuring a modern shower over a bath, a pedestal sink, and a toilet. The contemporary design and functionality of the bathroom add to the overall appeal of the house.

One of the standout features of this property is its potential for expansion. With the option to extend into the loft, there is scope to add another bedroom, subject to planning permission. This presents an exciting opportunity for buyers looking to customize and enhance the living space to suit their needs.

Additionally, the property includes a garage, providing secure parking and extra storage space. Situated in the historic Old Bosham area, residents can enjoy the picturesque surroundings and the vibrant community atmosphere. The proximity to the harbour adds a touch of seaside charm, while easy access to the A27 and Bosham station, with direct lines to London and Gatwick, ensures convenient connectivity for commuters and travellers alike.

In summary, this well-maintained and versatile property in Bosham Lane offers a comfortable and inviting living environment with the added bonus of potential for further development. With its desirable location and attractive features, this house presents a wonderful opportunity for those seeking a modern and adaptable home in a sought-after area.







## Accommodation

### GROUND FLOOR

#### ENTRANCE HALLWAY

15' 01" × 6' 02" (4.60m × 1.89m)

#### LOUNGE/ DINING ROOM

18' 0" × 17' 04" (5.49m × 5.28m)

#### KITCHEN

11' 4" × 9' 11" (3.46m × 3.02m)

#### W/C

### FIRST FLOOR

#### PRINCIPAL BEDROOM

13' 02" × 11' 06" (4.00m × 3.50m)

#### EN SUITE

6' 05" × 9' 09" (3.49m × 2.98m)

#### BEDROOM TWO

11' 05" × 9' 09" (3.49m × 2.98m)

#### BEDROOM THREE

9' 08" × 7' 01" (2.94m × 2.15m)

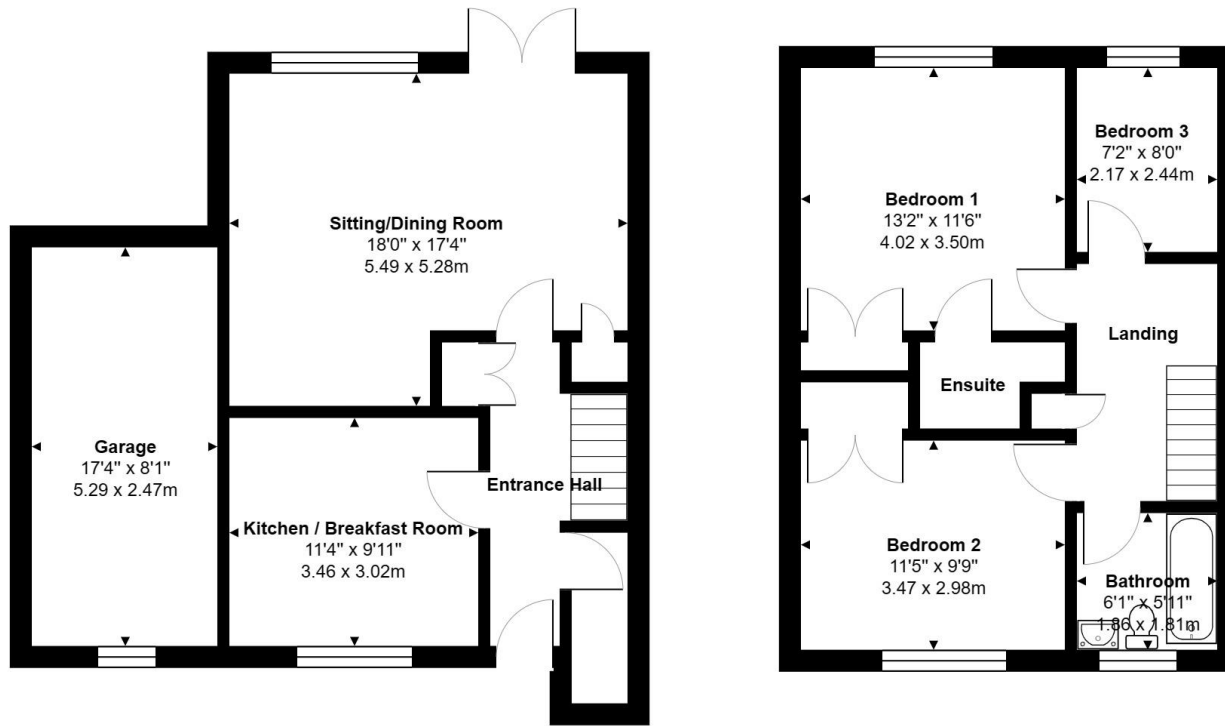
#### BATHROOM

### OUTSIDE

#### FRONT AND REAR GARDEN

#### GARAGE

Picture this...



Total Area: 1177 ft² ... 109.4 m²

All measurements are approximate and for display purposes only

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 walk down to the harbour and really soak up Bosham's seaside atmosphere by exploring the wide range of pubs, restaurants and unique shops on offer. This village really is known for its peaceful community lifestyle.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	62 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

The Old Boat House  
Bosham Lane  
Bosham  
PO18 8HS

www.soloestates.co.uk  
01243 624 637  
info@soloestates.co.uk

Mon-Fri: 8.30am - 6pm  
Sat: 9am - 4pm



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