



Penwarden Way, Bosham, Chichester, PO18 8LG

- An Impressive Four Double Bedroom Semi Detached Family Home
- Modern Open Plan Kitchen Breakfast Room
- Beautifully Presented Lounge Diner
- Prime Bosham Location

GUIDE PRICE OF £465,000 - £475,000

- Driveway With Parking For Two Cars
- Enclosed Sunny And Large Rear Garden
- Excellent Local Schools Nearby
- Walking Distance To Station & Easy Access To A27



Welcome to this stunning four-bedroom semi-detached house on Penwarden Way, Bosham, a true gem nestled in one of the most desirable areas in the region. As you step through the charming porch, you're greeted by a beautifully presented lounge diner. The open-plan layout is cleverly designed, with a central staircase providing a natural division between the dining area and the inviting lounge/sitting room, creating a harmonious flow throughout the space.

The dining area seamlessly leads into a large, modern kitchen, which is sure to impress any culinary enthusiast. This space boasts sleek, contemporary fittings and built-in appliances, including a dishwasher, fridge freezer, and washing machine. The kitchen also features a delightful breakfast nook that offers a picturesque view of the immaculate garden, perfect for enjoying morning coffee or casual meals.

Just before you step out into the garden through the back door, there is a practical cloakroom area. This space is ideal for storing dirty shoes and coats, ensuring the rest of the home remains pristine. Adjacent to this area is a convenient downstairs W/C.

Outside, the expansive garden is a haven of tranquillity. It features both lawned and patio areas, ideal for various outdoor activities and relaxation. A charming pergola provides the perfect spot for alfresco dining, while the delightful summer house at the garden's end offers versatile space for storage or a serene retreat from the sun.

Upstairs, the first-floor landing leads to a spacious hallway, with bedroom one located to the right. This generous bedroom includes built-in wardrobes and ample space for a double bed. Further down the hallway, bedroom two also offers room for a double bed, along with space for free-standing dressers and wardrobes. Nestled between these two bedrooms is a modern shower room, complete with a toilet, sink, and walk-in shower. There is also potential to add a bath if desired, providing additional flexibility.

The journey continues to the third floor, where a thoughtful loft conversion has created two additional double bedrooms. While slightly smaller, these rooms are perfect for children or as a home office, providing versatile living options. Notably, the house benefits from a recently fitted new roof, ensuring peace of mind for years to come.

Externally, the property features a driveway with space for two cars and convenient side access to the garden. The location is truly exceptional, renowned for its excellent schools and proximity to Bosham Station, making commuting a breeze. A short walk will take you to the picturesque harbour, while a variety of local cafes and shops are at your disposal. Additionally, easy access to the A27 ensures that London and Gatwick are within easy reach by car.

This exquisite home offers a perfect blend of style, functionality, and location, making it an ideal choice for discerning buyers. Don't miss the opportunity to make this beautiful property your new home.



Accommodation

GROUND FLOOR

PORCH

LOUNGE/DINER
28' 2" x 12' 5" (8.59m x 3.78m)

KITCHEN
21' 6" x 7' 8" (6.56m x 2.33m)

CLOAK/BOOT ROOM
4' 6" x 6' 8" (1.38m x 2.02m)

W/C

FIRST FLOOR

BEDROOM ONE
11' 10" x 11' 6" (3.61m x 3.50m)

BEDROOM TWO
12' 6" x 7' 09" (3.82m x 2.35m)

BATHROOM
8' 2" x 8' 07" (2.48m x 2.61m)

SECOND FLOOR

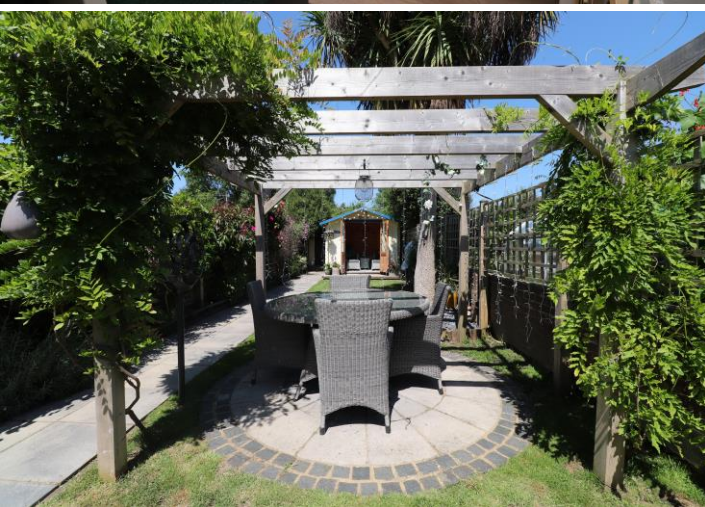
BEDROOM THREE
12' 2" x 9' 3" (3.71m x 2.82m)

BEDROOM FOUR
9' 8" x 9' 6" (2.94m x 2.90m)

OUTSIDE

DRIVEWAY

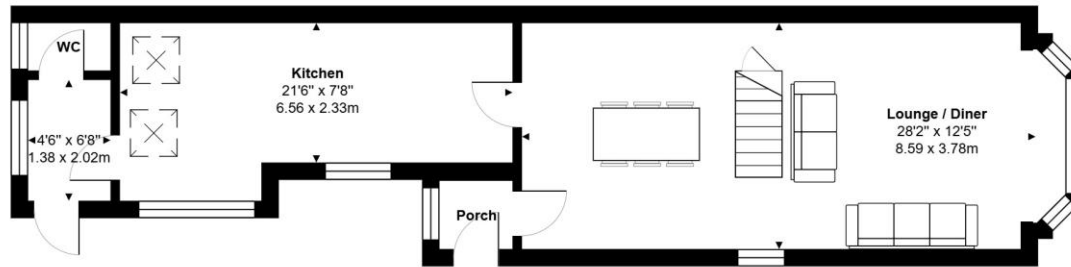
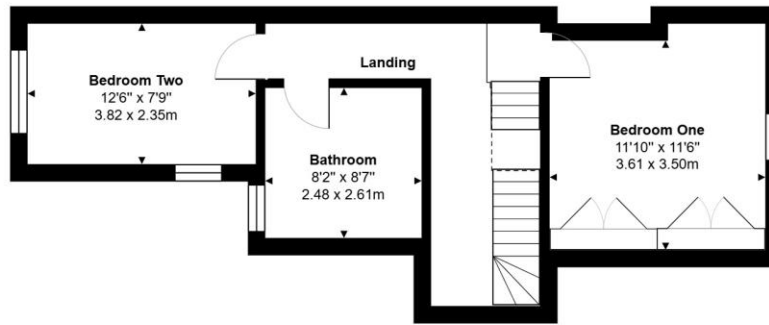
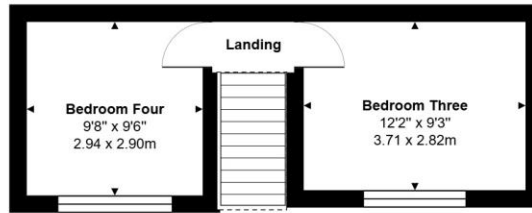
REAR GARDEN



Picture this...

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 walk down to the Harbour and really soak up the picturesque views and surroundings Bosham has to offer? Explore the wide range of pubs, restaurants and coffee shops on offer. This village really is known for its peaceful, relaxing lifestyle.



Total Area: 1277 ft² ... 118.7 m²

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E	42 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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