

Walton Lane, Bosham

ASKING PRICE OF £260,000



- **Ground Floor Converted One Bedroom Apartment**
- **Beautifully Presented Communal Garden**
- **Highly Sought After Position In Bosham**
- **Parking Space Included**
- **Share Of Freehold**

Walton Lane, Bosham, Chichester, West Sussex, PO18 8QB

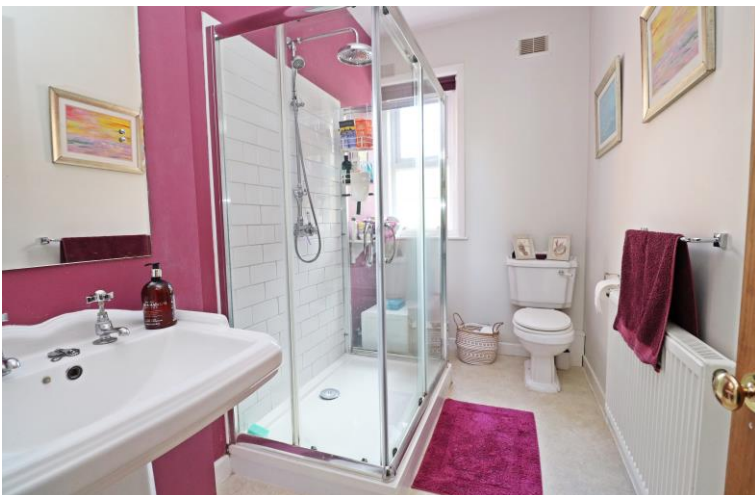


Nestled in the picturesque village of Bosham, this charming one-bedroom ground floor flat on Walton Lane offers a unique blend of character and comfort. The property, with its share of freehold, is an ideal choice for those seeking a tranquil yet convenient lifestyle in West Sussex. As you enter through the welcoming entrance porch, you are greeted by a spacious lounge that exudes warmth and light. The high ceilings and large windows create an airy and open atmosphere, perfect for relaxation. The lounge offers ample space for both living room furniture and a small dining table, making it a versatile space for entertaining. A feature fireplace adds a touch of character, and with a little effort, it could be reinstated to become a cosy focal point of the room.

Off the lounge, a long hallway leads you through the property, enhancing the sense of space and privacy. At the end of the hallway, you'll find the generously sized bedroom, which benefits from large windows that flood the room with natural light. The bedroom also features two built-in wardrobes, providing ample storage space while maintaining the room's spacious and uncluttered feel. The kitchen, also accessible from the hallway, is well-appointed with space for a washing machine and fridge freezer. A built-in breakfast bar provides a convenient spot for casual dining. The kitchen's large window ensures the space is bright and inviting, making meal preparation a pleasure. The shower room, conveniently located off the hallway, is modern and well-maintained, offering all the essentials for your daily routine.

Throughout the flat, the high ceilings and large windows create a bright and airy ambience, enhancing the overall appeal of the property. The apartment is in good condition and showcases a wealth of character, making it a truly unique home.

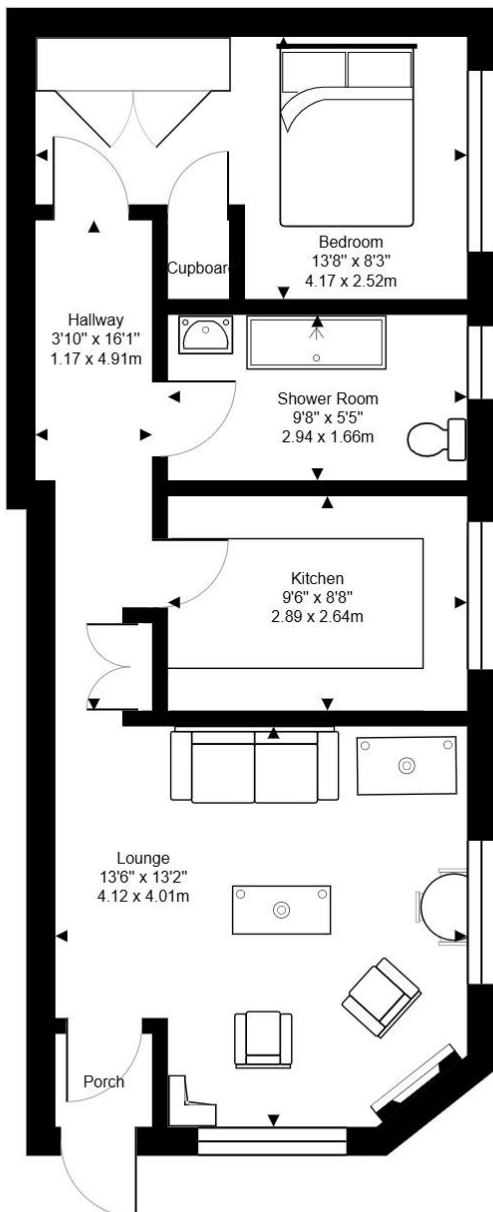
Outside, the property offers the added benefit of a designated parking space and access to a beautifully kept large communal garden. This outdoor space provides a perfect setting for relaxing, socialising, or simply enjoying the beauty of the surrounding area. This delightful flat on Walton Lane is a rare find, combining character, convenience, and comfort in one of West Sussex's most sought-after locations. Don't miss the opportunity to make this charming property your own.



Picture this...

Why not take a walk down to Bosham Quay and really soak up Old Bosham's peaceful atmosphere by exploring around the wide range of pubs, restaurants and scenery on offer.

Within a short drive of Chichester, a town really known for its entertainment and lifestyle. Alternatively, drive in the other direction and you will end up in Emsworth where there is an ever so popular array of gastro pubs and treat yourself to a couple of drinks and a lovely cooked meal.



Total Area: 491 ft² ... 45.6 m²

All measurements are approximate and for display purposes only

Accommodation

GROUND FLOOR FLAT

ENTRANCE HALLWAY

LOUNGE

13' 6" x 13' 2" (4.12m x 4.01m)

KITCHEN

9' 6" x 8' 8" (2.89m x 2.64m)

BEDROOM ONE

13' 8" x 8' 3" (4.17m x 2.52m)

SHOWER ROOM

9' 8" x 5' 5" (2.94m x 1.66m)

OUTSIDE

DRIVEWAY

COMMUNAL GARDEN





What to do next

If you would like to see this property internally, then please call Tel 01243 624637 or email us on info@soloestates.co.uk and we can arrange an appointment for you to view.

After you have viewed this property, feel free to contact us regarding any questions you have or if you would like to place an offer on the property.

EPC TBC

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.

Helpful Buying Information

We recognise that buying a property is a big commitment and therefore recommend that you visit the local authority website (contact the branch for details) and the following websites for more helpful information about the property and local area before proceeding:

- www.environment-agency.gov.uk
- www.landregistry.gov.uk
- www.gov.uk/green-deal-energy-saving-measures
- www.homeoffice.gov.uk
- www.helptobuy.org.uk
- www.fensa.org.uk
- <http://list.english-heritage.org.uk>

Directions

For directions to this property please contact us.

Solomons Estate Agents

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www.soloestates.co.uk