



Brook Avenue, Chichester, West Sussex, PO18 8LQ

- Beautifully Presented Three-Bedroom Detached Home
- Contemporary Kitchen And Airy Breakfast Room/Conservatory
- Through Lounge And Diner For Seamless Entertaining
- Delightful Rear Garden With Both Lawn And Patio Areas

OFFERS IN THE REGION OF £800,000

- Garage And Private Driveway For Two Cars
- Walking Distance To Bosham Harbour And Scenic Coastal Walks
- Freehold
- No Onward Chain



Located on the prestigious Brook Avenue in Old Bosham, this exceptional detached family home offers an abundance of charm, space, and comfort in one of the area's most desirable locations. Boasting three generous bedrooms, this property is in excellent condition throughout, providing the perfect blend of modern living and traditional elegance.

The ground floor features a bright and spacious through lounge/diner, ideal for both family gatherings and entertaining guests. The separate, well-appointed kitchen leads into a delightful breakfast room/conservatory, which bathes the space in natural light and offers lovely views of the garden. The conservatory opens out to a beautifully maintained rear garden, complete with both lawn and patio areas, perfect for outdoor dining and relaxation in the sun.

Upstairs, the accommodation continues to impress with two well-sized bedrooms, both filled with light, and a smartly presented family bathroom. A convenient shower room is located on the ground floor, adding to the practicality of this home and a further third bedroom for guests or larger families to enjoy.

The house further benefits from a private driveway for two cars, a detached garage, and its prime position on a quiet, private road. Situated just a short walk from Bosham harbour, you can enjoy easy access to coastal walks, highly-regarded eateries, and charming gastro pubs.

For those needing to commute, Bosham station is only 10 minutes away on foot, with excellent rail links to London and Gatwick, and Chichester city centre is a short drive away. Top-rated local schools are also close by, making this an ideal family home in an unbeatable location.

This is a rare opportunity to purchase a beautifully maintained property in one of the South Coast's most sought-after areas.



# Accommodation

## GROUND FLOOR

ENTRANCE HALLWAY

KITCHEN / BREAKFAST ROOM  
14' 6" × 10' 4" (4.41m × 3.16m)

LIVING ROOM  
11' 9" × 16' 1" (3.57m × 4.90m)

DINING ROOM  
10' 9" × 11' 11" (3.27m × 3.64m)

SHOWER ROOM  
5' 2" × 6' 8" (1.58m × 2.02m)

CONSERVATORY  
9' 2" × 9' 5" (2.79m × 2.88m)

BEDROOM THREE  
10' 8" × 10' 6" (3.26m × 3.20m)

## FIRST FLOOR

LANDING

BEDROOM ONE  
14' 5" × 10' 04" (4.43m × 3.14m)

BEDROOM TWO  
8' 1" × 11' 7" (2.46m × 3.52m)

BATHROOM  
8' 4" × 6' 9" (2.55m × 2.05m)

## OUTSIDE

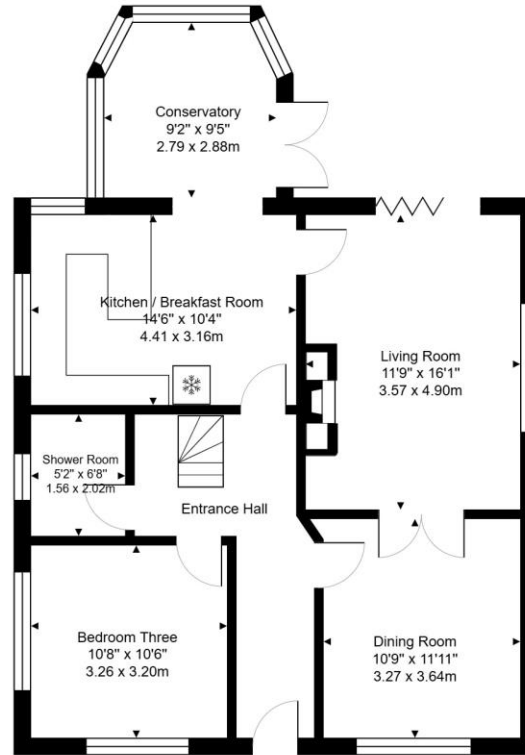
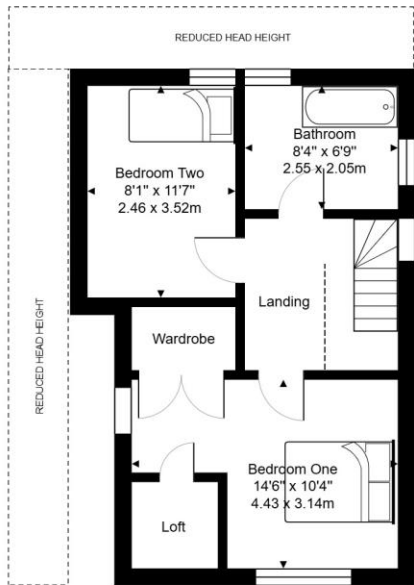
REAR GARDEN

GARAGE

DRIVEWAY



Picture this...



Total Area: 1268 ft<sup>2</sup> ... 117.8 m<sup>2</sup>

All measurements are approximate and for display purposes only

Why not take a leisurely stroll down to Bosham Harbour and immerse yourself in the village's peaceful and relaxing atmosphere, where you can explore a variety of picturesque spots and take in the stunning coastal views.

This village really is known for its eateries and lifestyle. Just imagine taking a short stroll round the corner to the nearest waterside pub and sipping a refreshing beverage overlooking the picturesque views.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	60 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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