



Penwarden Way, Bosham, Chichester, PO18 8LG

- An Impressive Three Bedroom Semi Detached Family Home
- Impeccably Renovated Throughout
- Expansive, Open-Concept Kitchen & Dining Space
- Prestigious Village Setting in Sought-After Bosham

ASKING PRICE OF £450,000

- Abundant Off-Street Parking
- Chic, Modern Fitted Kitchen with Premium Finishes
- Excellent Proximity to Train Station for Easy Commutes
- No Onward Chain



Welcome to this wonderful period residence, nestled within the enviable village of Bosham, renowned for its rich history and breathtaking coastal surroundings. This highly sought after home is set just west of Chichester and has been extensively renovated throughout, offering unrivalled comfort alongside a modern specification.

Upon entering, you are welcomed by a spacious, sun-drenched sitting room with a large picture window and thoughtfully integrated shelving, creating a warm and inviting space for relaxation. Toward the rear of the home, the impressive open-plan kitchen and dining area boasts sleek, fitted cabinetry, elegant hardwood worktops, integrated high-end appliances, a double oven, and even a skylight feature, flooding the space with natural light. Adjacent to this area is a beautifully styled family bathroom with tasteful tiling, a shower-over-bath setup, a heated towel rail, and a vanity unit for added luxury.

The first floor offers three sizable bedrooms, with the primary bedroom positioned at the front of the house, ensuring privacy and tranquillity. An additional cloakroom upstairs provides convenience and could potentially accommodate a shower if desired, adding to the home's versatility.

The expansive rear garden, primarily laid to lawn, includes a delightful patio seating area, perfect for al fresco dining, as well as a charming potting shed. The property's private driveway comfortably accommodates multiple vehicles and even includes a dedicated bike storage area. Each room is filled with natural light, further enhanced by the stylishly curated finishes that lend a modern yet timeless appeal throughout.

Bosham is an idyllic, picturesque village set within one of the enchanting inlets of Chichester Harbour. Steeped in history and beauty, Bosham (pronounced 'Bozzum') boasts a vibrant cultural heritage while also serving as a thriving haven for sailing enthusiasts and nature lovers alike. The surrounding Chichester Harbour area provides stunning coastal walks and serves as a refuge for migratory wildfowl, making it an irresistible spot for artists, photographers, and outdoor aficionados.

With a variety of local amenities including a primary school, charming shops, inviting pubs, and delightful restaurants, Bosham combines the best of village life with easy accessibility. It is ideally situated along the 700 Brighton-to-Portsmouth bus route and offers excellent rail connections. The A27 is just minutes away, providing convenient access to Chichester, Havant, and beyond, making this village a truly outstanding place to call home.

Discover the unmatched beauty, charm, and lifestyle this splendid home in Bosham has to offer – an absolute gem in a highly prized location.





Accommodation

GROUND FLOOR

KITCHEN / BREAKFAST

12'6" x 12'4" (3.81 x 3.76 m)

DINING ROOM

13'4" x 11'8" (4.05 x 3.56 m)

SITTING ROOM

12'7" x 11'8" (3.84 x 3.56 m)

BATHROOM

FIRST FLOOR

LANDING

BEDROOM 1

12'7" x 11'9" (3.84 x 3.58 m)

BEDROOM 2

11'10" x 9'4" (3.61 x 2.84 m)

BEDROOM 3

10'4" x 8'1" (3.15 x 2.46 m)

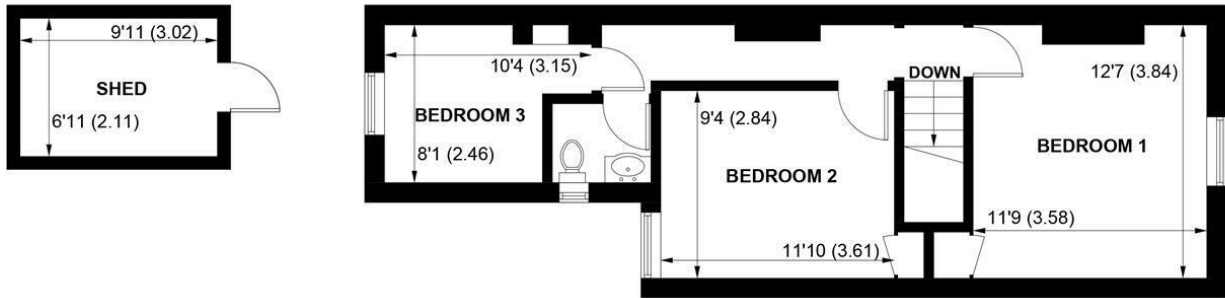
OUTSIDE

REAR GARDEN

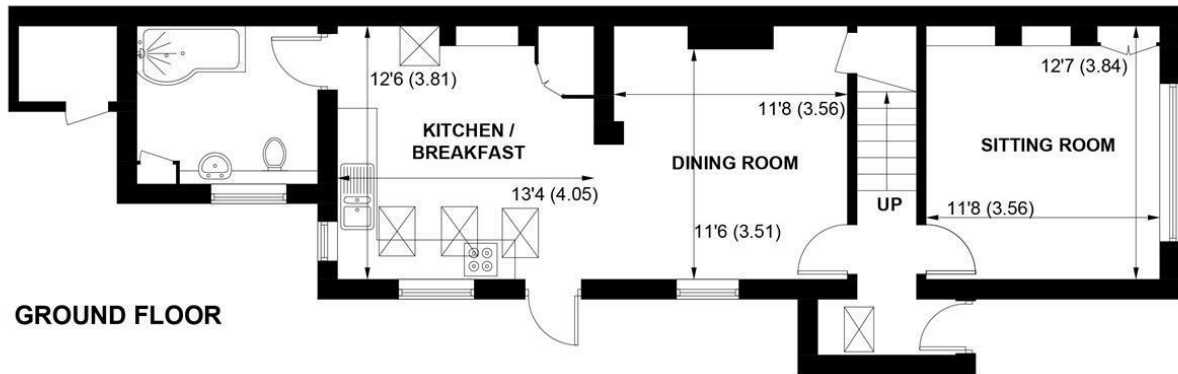
DRIVEWAY



Picture this...



FIRST FLOOR



GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA = 1077 SQ FT / 100.1 SQ M
 SHED / EXTERNAL CUPBOARD = 86 SQ FT / 8 SQ M
 TOTAL = 1163 SQ FT / 108.1 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2024 ©

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	72 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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