



Walton Lane, Bosham, West Sussex, PO18 8QF

- Beautifully presented 4 double bedroom detached home in Old Bosham location
- Stylish open-plan kitchen, perfect for modern living
- Spacious lounge/diner with French doors to the garden
- Sunny Rear Garden with decking, lawn, and flower beds

ASKING PRICE OF £775,000

- Short walk from Bosham Harbour, pubs, and scenic coastal walks
- Flexible ground floor accommodation
- Large master bedroom with built-in storage
- Driveway for two cars



Tucked away in the idyllic coastal village of Old Bosham, this immaculately presented four-bedroom detached home on Walton Lane offers a rare blend of modern sophistication and timeless charm. Situated in one of the most sought-after locations in West Sussex, this property is perfectly positioned to enjoy the tranquillity of village life while remaining well-connected to nearby Chichester and the stunning South Coast.

Beyond its pretty façade, this remarkable residence has been designed to offer both versatile family living and effortless entertaining. The heart of the home is the expansive open-plan kitchen, thoughtfully laid out with sleek contemporary cabinetry, integrated appliances, and generous worktop space, making it a dream for both aspiring chefs and busy families. Flowing seamlessly from the kitchen, the spectacular lounge-diner provides a light-filled haven, enhanced by double French doors that open onto the garden—blurring the boundaries between indoor and outdoor living.

Step outside, and you are welcomed into a beautifully landscaped garden, designed for both relaxation and entertaining. A spacious decked terrace provides the perfect spot for al fresco dining, while steps lead down to a lush lawn, framed by mature shrubs and flower beds. Whether enjoying a quiet morning coffee in the sunshine or hosting summer gatherings as the sun sets, this outdoor space is a true retreat from the everyday.

The ground floor is a masterclass in practicality and style, featuring a sleek, contemporary shower room, convenient understairs storage, and two beautifully appointed bedrooms at the front of the property. These rooms offer exceptional versatility, perfect as guest bedrooms, home offices, and or cosy retreats for younger family members.

Ascend the staircase, and you'll discover the sumptuous master suite - a haven of comfort and elegance - with ample built-in storage and additional space for bedroom furnishings. Across the landing, the equally impressive second bedroom enjoys views over the picturesque rear garden to the South Downs and features ample space for a freestanding wardrobe and chest of drawers. Both bedrooms also benefit from easy access to eaves storage, ensuring every inch of space is utilised efficiently.



Nestled between these two exquisite rooms is the stylish and contemporary family bathroom, featuring modern fixtures and fittings it truly has a calming ambience—perfect for unwinding after a long day.

This exceptional home also benefits from a private driveway with space for two cars, ensuring convenient off-road parking.

Old Bosham is renowned for its charm and exclusivity, offering a perfect blend of coastal beauty and rural tranquillity. Just moments away from the stunning Chichester Harbour, it's a paradise for sailing enthusiasts, nature lovers, and those seeking an escape from the hustle and bustle. With quaint village pubs, historic architecture, and scenic waterfront walks, it's no surprise that homes in this prestigious location are highly coveted.

With its exceptional interiors, beautifully designed garden, and enviable location, this property represents a rare opportunity to secure a dream home in one of West Sussex's most desirable villages. Whether you're looking for a forever family home or a luxurious coastal retreat, Bosham is a place where memories are made, and every day feels like a getaway.

Accommodation

GROUND FLOOR

HALLWAY

3'9" x 23'6" (1.14m x 7.16m)

BEDROOM THREE

11'5" x 13'5" (3.46m x 4.09m)

BEDROOM FOUR

7'1" x 11'3" (2.14m x 3.44m)

LOUNGE / DINER

22'6" x 12'6" (6.86m x 3.80m)

KITCHEN

11'5" x 12'2" (3.46m x 3.77m)

SHOWER ROOM

5'0" x 5'2" (1.52m x 1.62m)

FIRST FLOOR

BEDROOM ONE

13'5" x 13'2" (4.09m x 4.00m)

BEDROOM TWO

15'2" x 11'0" (4.63m x 3.35m)

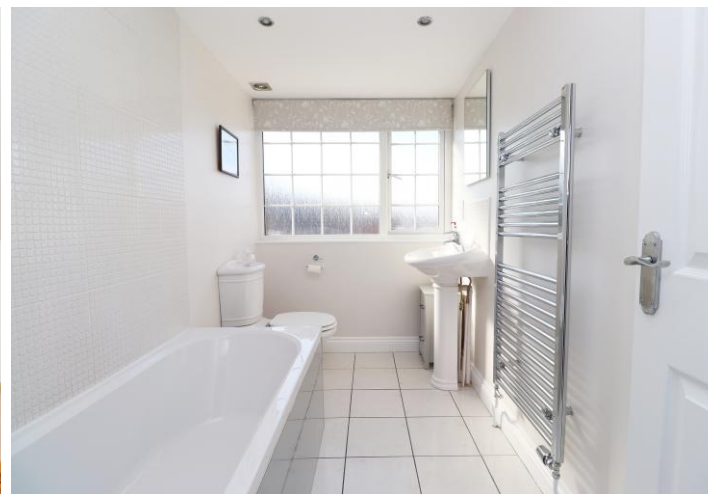
BATHROOM

9'5" x 5'5" (2.88m x 1.65m)

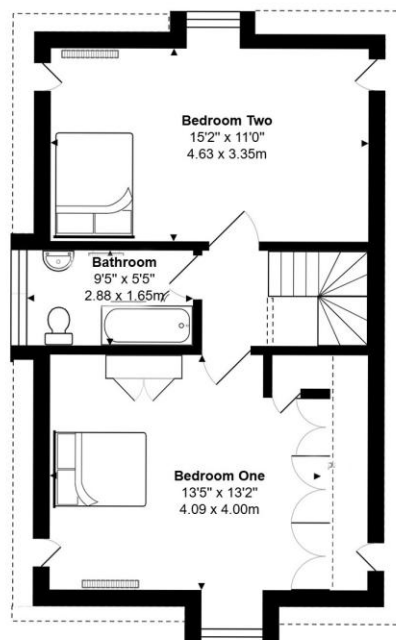
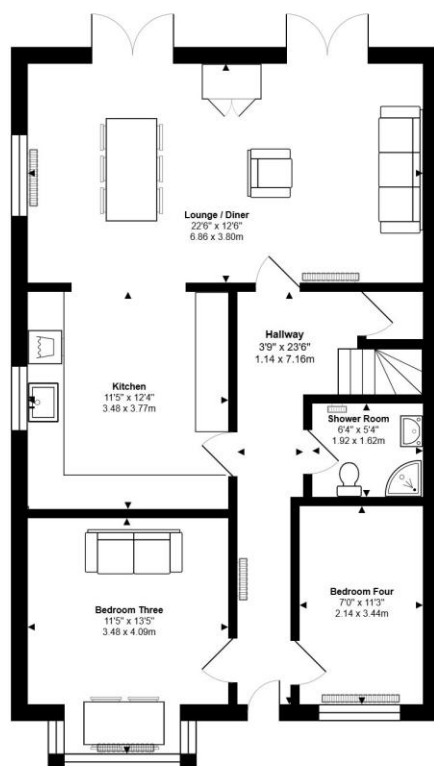
OUTSIDE

80ft REAR GARDEN

DRIVEWAY FOR TWO CARS



Picture this...



Total Area: 1416 ft² ... 131.6 m²

All measurements are approximate and for display purposes only

Why not take a leisurely stroll through Old Bosham, a highly sought-after location in West Sussex, and soak up the charm and heritage of this picturesque village? Explore the quaint local cafés, historic pubs, and independent shops, or take a scenic walk along the harbour, where you can watch the boats bobbing on the water. Alternatively, imagine stepping out your front door and within moments enjoying the tranquil coastal scenery, perhaps treating yourself to a drink at a harbourside inn while taking in the breathtaking views.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 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

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



SOLOESTATES.CO.UK