



## Bosham Lane, Bosham, Chichester, PO18 8HG

- Charming period cottage in the heart of picturesque Bosham
- Spacious four-bedroom layout, including a versatile study/guest room
- Generous lawned and patio south-facing garden
- Elegant sitting room with a Minster surround open fireplace

## ASKING PRICE OF £710,000

- Cosy family room with brick fireplace for added character
- Well-equipped kitchen and open plan dining area
- Separate utility lobby with space and plumbing for appliances
- Former wash house with exciting potential for conversion





Tucked away in the heart of picturesque Bosham, this charming period home offers the perfect blend of character, comfort, and potential. Just moments from the water's edge, this inviting four-bedroom cottage boasts a generous south-facing garden, extensive York stone terrace, and scope to create private parking at the rear. With oil-fired central heating and gas available in the road, the property combines traditional charm with modern convenience.

Steeped in history, Bosham village is a coveted coastal retreat offering a vibrant sailing community, two welcoming pubs, an acclaimed hotel, and a selection of restaurants. The historic church and pretty harbour add to the area's appeal, while transport links are excellent—Bosham's mainline station connects to Portsmouth, Chichester, and London Victoria, and regular bus services provide easy access to the wider region. The cathedral city of Chichester, with its shopping, dining, and cultural attractions, is just three miles away.

Behind its charming façade, the home is beautifully arranged for modern family life. The entrance hall leads into an elegant sitting room with a fireplace framed by a Minster surround—an ideal space to relax in the evenings. The adjacent family room offers a cosy retreat with a brick fireplace fitted with a wood burner, while the study/fourth bedroom at the rear provides versatility for home working or guests bedroom.

Designed with entertaining in mind, the spacious kitchen and dining area is a welcoming hub featuring oak-faced cabinetry, an inset sink, and an electric double oven with a hob and cooker hood. A larder cupboard, double store cupboard, and a boiler cupboard housing the Eurostar oil-fired boiler complete the space. The adjoining utility lobby provides practical storage and plumbing for appliances, with a glazed door leading to the rear terrace and garden.

The ground floor is completed by a well-appointed shower room with a fully tiled shower cubicle, WC, pedestal washbasin, and a generous airing cupboard.

Upstairs, the first-floor landing offers access to three bright and spacious double bedrooms. The principal bedroom features an open fireplace with a Sussex hob grate and deep double wardrobe, while the second and third bedrooms offer ample storage and delightful views over the garden. A family bathroom with a panelled bath, pedestal washbasin, WC, and half-tiled walls completes this level.

Outside, the property enjoys a stunning, south-facing garden—generous in size and framed by mature trees and shrubs. The extensive York stone terrace provides an idyllic spot for al fresco dining, while the former wash house presents an exciting opportunity for conversion into additional living space. A private tarmac driveway offers access to the rear, where parking provision could be created if desired.

Rarely do properties of this character and potential become available in such a sought-after setting. Whether you are drawn to the village for its coastal charm, sailing lifestyle, or excellent transport links, this is a home with endless possibilities and timeless appeal.

Directions: From Chichester, take the A259 west towards Bosham. Follow signs through Fishbourne village and, at the Bosham roundabout, turn left towards the village. At the T-junction by the Berkeley Arms, turn right—The Cottage is located a short distance along on the left-hand side, just past Oyster Mews, with a private driveway to the rear.







# Accommodation

## GROUND FLOOR

SITTING ROOM  
3.66 x 3.61 m (12'0 x 11'10)

FAMILY ROOM  
5.89 x 4.04 m (19'4 x 13'3)

KITCHEN / DINING ROOM  
7.44 x 2.44 m (24'5 x 8'0)

UTILITY  
2.57 x 2.11 m (8'5 x 6'11)

BEDROOM 4  
3.96 x 2.90 m (13'0 x 9'6)

WASH HOUSE  
5.03 x 4.11 m (16'6 x 13'6)

## FIRST FLOOR

BEDROOM 1  
4.06 x 3.53 m (13'4 x 11'7)

BEDROOM 2  
3.63 x 3.58 m (11'11 x 11'9)

BEDROOM 3  
4.04 x 2.87 m (13'3 x 9'5)

## OUTSIDE

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 walk down to the harbour and really soak up Bosham's seaside atmosphere by exploring the wide range of pubs, restaurants and unique shops on offer. This village really is known for its peaceful community lifestyle.

EPC TO BE CONFIRMED

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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



Approximate Gross Internal Area = 161.5 sq m / 1738 sq ft  
(Including Wash House)

The Old Boat House  
Bosham Lane  
Bosham  
PO18 8HS

[www.soloestates.co.uk](http://www.soloestates.co.uk)  
01243 624 637  
[info@soloestates.co.uk](mailto:info@soloestates.co.uk)

Mon-Fri: 8.30am - 6pm  
Sat: 9am - 4pm



SOLOESTATES.CO.UK