



## Stanbury Close, Bosham, Chichester, PO18 8NS

- Detached & Impressive Five Bedroom Family Home
- Separate Fitted Kitchen
- Impressive Lounge/Diner
- Sunny Rear Lawned & Patio Garden

## OFFERS IN THE REGION OF £550,000

- Large Driveway For Two Cars
- Prime Bosham Location
- Excellent Local Schools Nearby
- Significant potential for modernisation or extension (Subject To Planning)





Situated in the sought-after village of Bosham, this spacious five-bedroom detached family home offers a perfect blend of comfort, flexibility, and a desirable location. With a well-designed layout that includes a living room, separate kitchen, open-plan dining room and snug area, downstairs W/C, five bedrooms (including a converted garage), an en suite off the master, a separate shower room, and a sunny rear garden with a mix of patio and lawn, this property presents an excellent opportunity for families looking to settle in a welcoming and well-connected community.

As you approach the property, you'll be greeted by its attractive exterior and the convenience of a driveway, offering ample off-road parking for residents and guests.

Step inside and take a quick left off the hallway to find a spacious living room—an inviting space for relaxing and entertaining. The well-equipped separate kitchen provides ample storage and workspace for culinary creations, while the open-plan dining and snug area delivers a bright, versatile space perfect for both formal and informal gatherings, with views out to the garden.

The ground floor also features a handy downstairs W/C and, uniquely, a converted garage now serving as a fifth bedroom—ideal for use as a guest room, home office, or playroom, depending on your needs.

Upstairs, you'll find four further well-proportioned bedrooms, offering plenty of space for a growing family or for creating additional work or hobby rooms. The master bedroom boasts an en suite shower room, while a separate family bathroom serves the remaining bedrooms.

The sunny rear garden is a standout feature, providing a tranquil outdoor retreat with a mix of patio and lawn, along with raised beds perfect for growing fruit and vegetables—ideal for both relaxation and entertaining.

Located in the highly desirable village of Bosham, this home enjoys easy access to local amenities, excellent schools, and the stunning Bosham Quay. Known for its historic charm, picturesque surroundings, and strong community spirit, Bosham offers an enviable lifestyle by the coast.

Don't miss the opportunity to make this exceptional home your own and experience the best of village living in beautiful Bosham.





# Accommodation

## GROUND FLOOR

HALLWAY

LIVING ROOM  
21'2" x 12'5" (6.45m x 3.79m)

DINING ROOM  
8'6" x 8'9" (2.59m x 2.67m)

KITCHEN  
14'8" x 8'7" (4.48m x 2.62m)

CONSERVATORY  
15'8" x 9'6" (4.81m x 2.92m)

BEDROOM/OFFICE (Former Garage)  
18'6" x 9'1" (5.63m x 2.76m)

W/C

## FIRST FLOOR

BEDROOM (Rear Left)  
11'7" x 9'11" (3.54m x 3.03m)

BEDROOM (Front Left)  
10'0" x 12'5" (3.04m x 3.79m)

BEDROOM (Front Right)  
10'9" x 8'2" (3.29m x 2.49m)

BEDROOM/STUDY (Rear Right)  
11'7" x 8'5" (3.53m x 2.57m)

ENSUITE

BATHROOM

## OUTSIDE

LAWNED FRONT GARDEN

DRIVEWAY

SUNNY REAR LAWNED & PATIO GARDEN

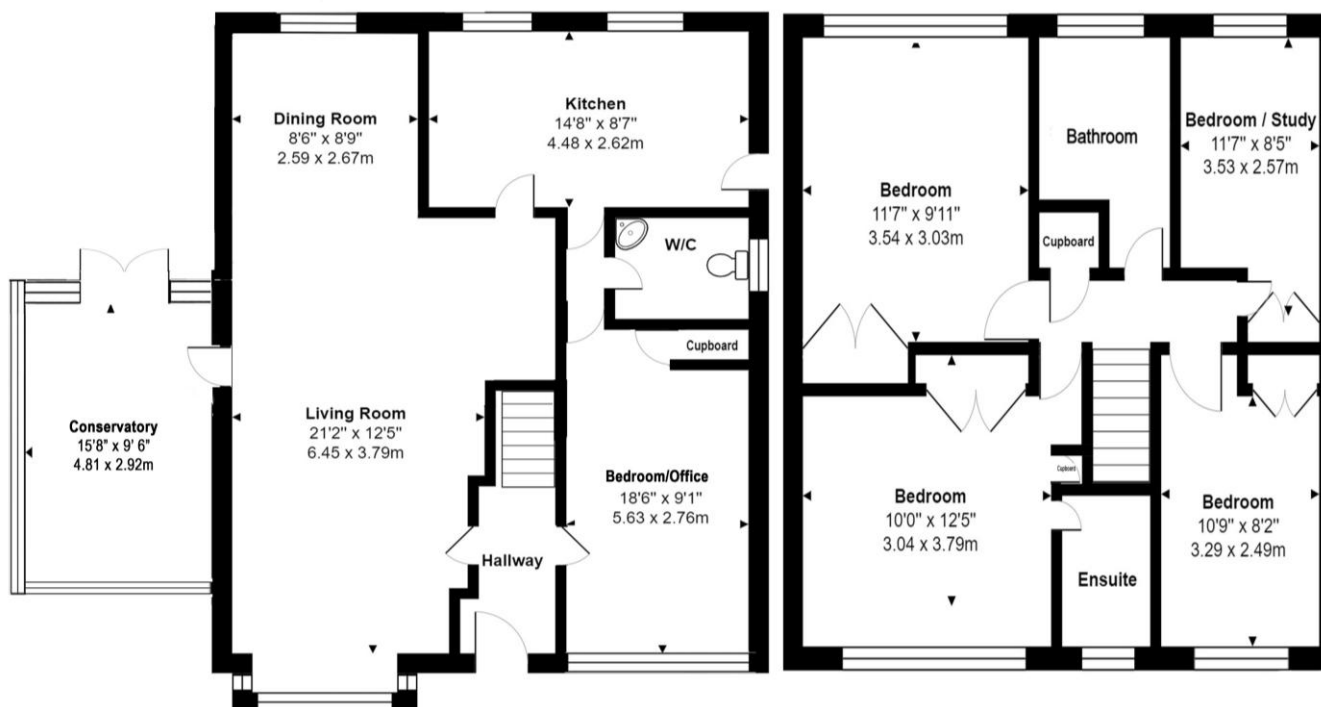


AI ENHANCED  
(NOT ACTUAL REPRESENTATION)

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 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	70 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 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

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