



## Crede Lane, Bosham, Chichester, PO18 8NX

- Two Bedroom Bungalow in Sought-after location in historic Old Bosham
- Excellent refurbishment potential
- Private wrap-around garden with sunny rear patio
- Beautiful front views across open fields

## ASKING PRICE OF £700,000

- Third room ideal as a study or nursery
- Easy access to A27 and Chichester
- Driveway parking and garage included
- Close to local amenities and good schools





Nestled in the heart of Old Bosham — one of West Sussex's most enchanting and desirable coastal villages — This home presents a rare opportunity to reimagine a detached home in a location that effortlessly combines heritage, charm, and convenience.

Tucked away along the peaceful and characterful Crede Lane, this detached property enjoys an enviable setting with open views across the fields to the front, and a private, wrap-around garden at the rear. Discreetly screened by stone walls, fencing and mature planting, the rear garden offers a sunny, south-westerly aspect — an ideal spot for al fresco dining, quiet afternoons with a book, or a landscaped haven for family life. The front garden, bordered by soft shrubs, gives a welcoming and natural feel while retaining unobstructed views of the surrounding countryside. A private driveway and garage provide practical off-road parking and storage, further enhancing the property's appeal.

Inside, the home is currently arranged with two generously sized bedrooms, both featuring built-in storage, and a third flexible room that could easily serve as a nursery, home office, or additional guest room. The footprint of the property already works well — with a separate living room leading into a bright conservatory that makes the most of the picturesque front outlook. With thoughtful renovation, this space could become an elegant sitting room or open-plan family hub that seamlessly blends indoor and outdoor living.

The kitchen sits at the rear of the house and, while functional as-is, offers a blank canvas for a contemporary redesign — perhaps opened up to connect with the garden or extended (subject to permissions) to create a larger kitchen-dining space. There is a wide entrance hallway with multiple storage cupboards and a separate W/C, setting the stage for a welcoming entrance that could be transformed with quality finishes and thoughtful lighting.

While the property does require refurbishment throughout, its solid layout and enviable position lend themselves well to a full modernisation — whether you're looking to create a stylish downsize retreat, a weekend escape, or a forever home in one of the South Coast's most prestigious villages.

Kingfisher Cottage is perfectly positioned to enjoy the best of Bosham life. The quay, sailing club, and waterside pubs are all within walking distance, while nearby Chichester provides a comprehensive range of shops, restaurants, and cultural attractions, including the renowned Festival Theatre and cathedral. The A27 is easily accessible for routes toward Portsmouth, Brighton, and London, and the area is served by well-regarded primary and secondary schools, making it equally suitable for families as it is for couples or retirees.

With the right vision and investment, Kingfisher Cottage could become a truly exceptional home in a location where properties of this nature and potential are rarely available.





# Accommodation

## GROUND FLOOR

ENTRANCE HALLWAY

W/C

LIVING ROOM

14'5" x 17'2" (4.40 x 5.22 m)

CONSERVATORY

12'3" x 9'9" (3.74 x 2.96 m)

KITCHEN

10'7" x 12'8" (3.23 x 3.86 m)

BEDROOM ONE

9'5" x 12'9" (2.87 x 3.89 m)

BEDROOM TWO

12'1" x 9'3" (3.69 x 2.82 m)

STUDY

9'2" x 9'3" (2.79 x 2.82 m)

BATHROOM

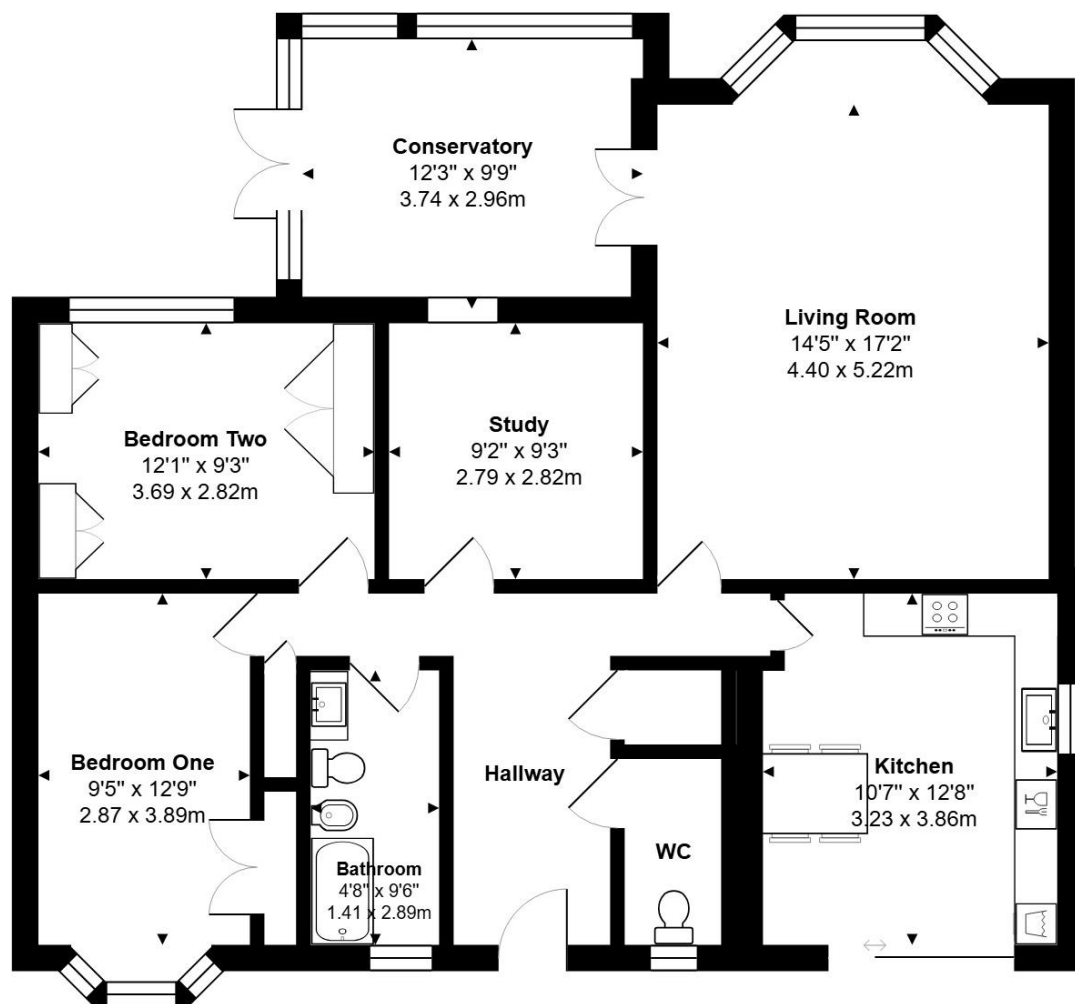
4'8" x 9'6" (1.41 x 2.89 m)

## OUTSIDE

WRAP AROUND GARDEN WITH VIEWS

GARAGE & DRIVEWAY





Total Area: 1067 ft² ... 99.1 m²

**Picture this...**

Enjoy the peace and charm of historic Bosham, a picturesque harbour village steeped in character — perfect for a waterside stroll with a 99 Flake or a quiet drink overlooking the quay.

When you're ready for a livelier pace, nearby Chichester offers a vibrant mix of shops, bars, and restaurants. The best of coastal tranquillity and town convenience, all in one location.

Score	Energy rating	Current	Potential
92+	<b>A</b>		101 <b>A</b>
81-91	<b>B</b>		
69-80	<b>C</b>		
55-68	<b>D</b>	66 <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

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.

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