



Brook Lane, Bosham, West Sussex, PO18 8LA

- Charming three-bedroom end-of-terrace barn conversion
- Modern kitchen/breakfast room with exposed brickwork and flagstone flooring
- Generous principal bedroom with contemporary en suite shower room
- Tastefully modernised throughout while retaining original character and charm

OFFERS IN THE REGION OF £525,000

- Spacious sitting room with wood-burning stove and oak flooring
- Beautifully landscaped, low-maintenance courtyard garden
- Allocated car barn, brick-built store and additional parking space
- Moments from Bosham railway station, shops and scenic harbour walks



Set within a peaceful and mature enclave of one of West Sussex's most picturesque coastal villages, this handsome three-bedroom barn conversion forms the end of an exclusive terrace of character homes. With flint and brick elevations beneath a slate roof, and just moments from the station and village shops, the setting strikes a rare balance between convenience and charm — ideal for those seeking a coastal lifestyle with excellent connections.

Discreetly set back from the lane, this former agricultural building has been thoughtfully converted and upgraded to create a warm, welcoming home. Period detailing, including exposed brickwork, oak flooring, and a stable door entrance, hints at its heritage, while modern updates bring style and ease to everyday life.

A stable door opens into a generous entrance hall with flagstone flooring and access to the principal ground floor rooms. To the front lies a spacious kitchen and breakfast room, fitted with classic shaker-style cabinetry and topped with posh composite work surfaces. An integrated electric oven, induction hob ensure functionality, while a mellow exposed brick wall gives the space a touch of rustic character — a reminder of the building's original purpose.

At the rear, the sitting room exudes comfort and atmosphere with its oak flooring, wood-burning stove, and exposed brick chimney breast. Barn doors lead out into a large double-glazed garden room, adding an abundance of natural light and a tranquil transition to the garden beyond.

An oak staircase leads to a bright and airy landing serving three beautifully presented bedrooms. The principal suite includes a contemporary en suite shower room with a walk-in enclosure and stylish fittings. A modern family bathroom serves the remaining bedrooms, which offer flexible accommodation for family, guests, or working from home.

To the rear, the private courtyard-style garden is thoughtfully arranged over two levels, featuring paved terraces and timber decking interspersed with well-stocked, mature borders. It is a peaceful space designed for easy maintenance and relaxed entertaining.

At the front, a small private garden borders the pathway to the house, while a generous shared parking area serves the terrace. Number Three enjoys a single open-fronted car barn, a brick-built store, and a further allocated parking space.

Bosham is a place where history, natural beauty, and community converge. One of the oldest and most iconic villages in Chichester Harbour — itself designated an Area of Outstanding Natural Beauty — Bosham is a magnet for sailors, artists and walkers alike. A network of coastal paths and cycle routes connects the village with neighbouring harbourside communities and the rolling landscape of the South Downs beyond.

The village itself is home to a picturesque quay, two excellent pubs, a charming café, a small supermarket and an active sailing club that hosts a full calendar of racing and social events. The historic church — believed to be of Saxon origin — sits near the water's edge and plays a central role in the village's rich cultural tapestry.

Just minutes from Chichester by road or rail, and with easy access to the A27 and south coast, Bosham offers a rare lifestyle — peaceful yet connected, steeped in heritage, and surrounded by the natural beauty of coast and countryside.





Accommodation

GROUND FLOOR

ENTRANCE HALLWAY

KITCHEN / BREAKFAST ROOM
12'10 x 10'7 (3.91 x 3.23)

LOUNGE / DINING ROOM
24'5 x 12'5 (7.44 x 3.78)

GARDEN ROOM
21'2 x 9'6 (6.45 x 2.90)

UTILITY / CLOAKROOM

FIRST FLOOR

BEDROOM 1
12'8 x 12'8 (3.86 x 3.86)

ENSUITE

BEDROOM 2
12'1 x 10'9 (3.68 x 3.28)

BEDROOM 3
10'10 x 7'11 (3.30 x 2.41)

BATHROOM

OUTSIDE

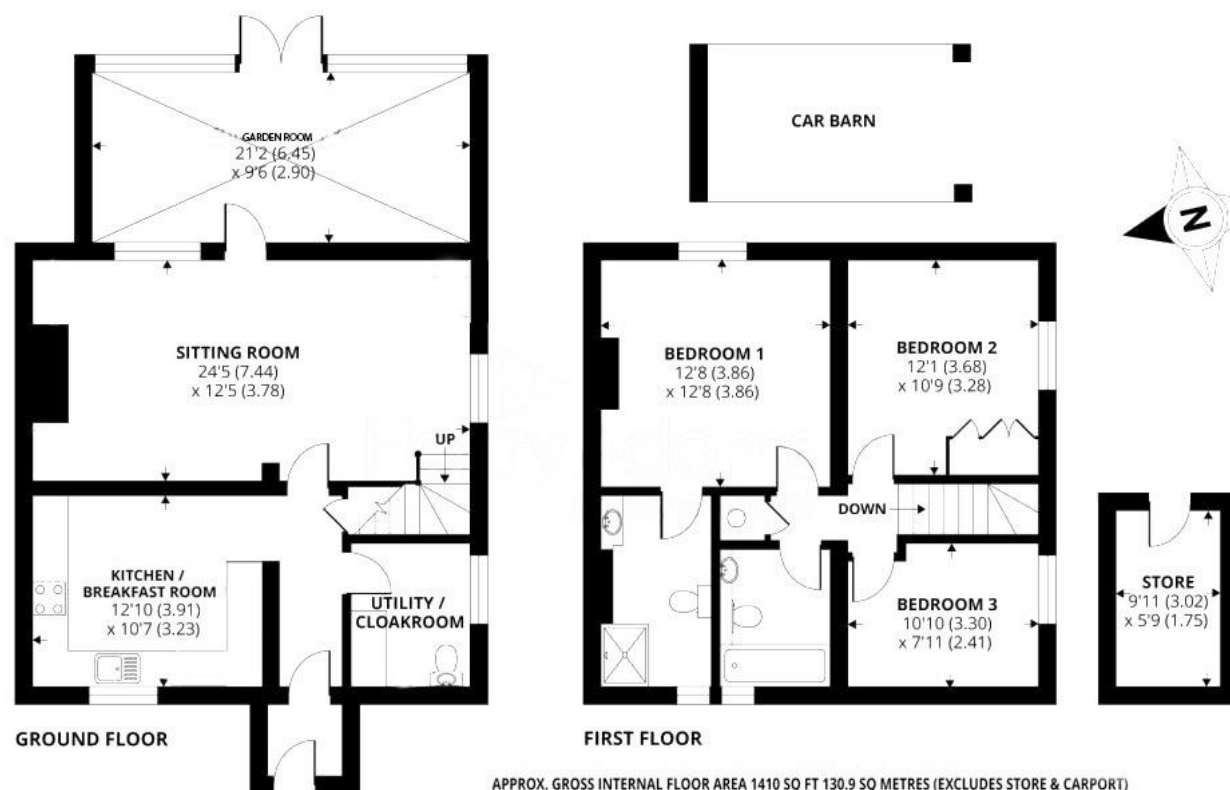
PATIO GARDEN

CAR PORT

PRIVATE PARKING SPACE

STORE
9'11 x 5'9 (3.02 x 1.75)

Picture this...



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Enjoy the peace and charm of Bosham, a quintessential coastal village where winding lanes meet the water's edge — perfect for a harbourside stroll, an ice cream from the quay, or a quiet drink at the pub overlooking the tide.

When you're ready for a livelier pace, the historic city of Chichester is just a short drive or train ride away, offering a vibrant mix of shops, restaurants, galleries, and theatres. It's the best of harbour life and heritage — all in one sought-after location.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	79 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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