



Williams Road, Bosham, Chichester, PO18 8JS

- Lovely 1920s two-bedroom cottage in the desirable village of Bosham
- Sitting room with open fire, perfect for cosy evenings
- Further family/flexible space with doors opening onto the garden
- Two generous double bedrooms filled with natural light

ASKING PRICE OF £375,000

- Private driveway providing off-road parking
- Modern fitted open plan kitchen/dining room
- Useful utility area and ground floor shower room with WC
- South-facing rear garden with lawn, borders and rear pedestrian access



This delightful 1920s two-bedroom cottage is tucked away in a popular residential road in the sought-after village of Bosham – a location celebrated for its charm, sailing heritage, and easy access to Chichester and the coast.

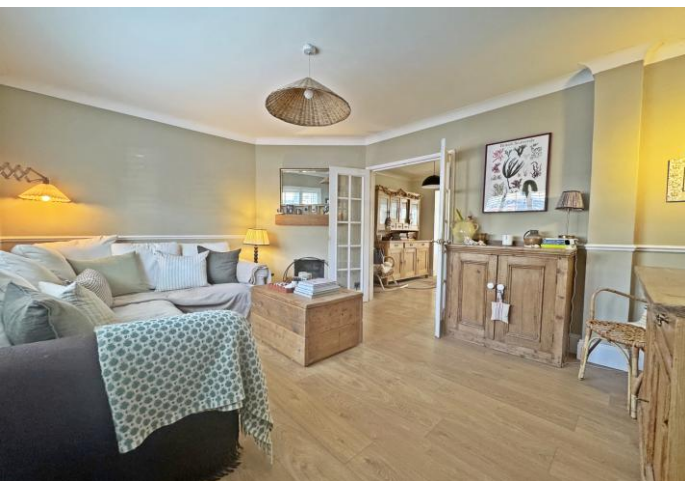
Inside, the home is full of character while offering all the comforts of modern living. The welcoming entrance hallway, with its period front door and internal doors downstairs, leads to the sitting room at the front – a cosy retreat centred around an open fire and finished with wood finish flooring, column radiators, and wooden shutters – the perfect place to relax on a winter's evening.

The rear of the property has been opened up to create a stylish kitchen/dining room with recently fitted oak worktops, a ceramic sink, and a brand-new double oven with extractor fan. There is also space for appliances, giving flexibility to personalise the layout. Beyond, the space flows into a bright and versatile flexible space, currently used as a dining room, with recently installed patio doors opening to the garden. A utility area and a ground-floor shower room with WC add extra practicality to this flexible layout.

Upstairs, there are two double bedrooms, both light and generous in size. The newly fitted family bathroom completes the accommodation, finished to a high standard with a modern suite.

Outside, the south-facing rear garden is mainly laid to lawn with flower and shrub borders – a private and sunny haven, ideal for al fresco dining, play, or relaxation. The garden also includes two sheds and as well as rear pedestrian access. To the front, the garden has been laid with shingle to create off-road parking and has preparation for an EV charge point.

Located in North Bosham, on one of the most sought-after roads in one of the most desirable villages in all of West Sussex, with its historic harbour, sailing club, and thriving community atmosphere. The village offers a mix of local shops, two Co-ops, popular pubs, and takeaways, while nearby Chichester provides a wider range of shops, restaurants, and cultural attractions, as well as a mainline station with services to London Victoria.



Accommodation

GROUND FLOOR

ENTRANCE HALLWAY

SITTING ROOM
14'1 (4.29) x 11'2 (3.40)

KITCHEN / DINING ROOM
17'2 (5.23) x 8'7 (2.62)

UTILITY ROOM

W/C/SHOWER ROOM

FAMILY ROOM
9'7 (2.92) x 8'5 (2.57)

FIRST FLOOR

BEDROOM ONE
17'2 (5.23) x 10'0 (3.05)

BEDROOM TWO
10'3 (3.13) x 9'0 (2.74)

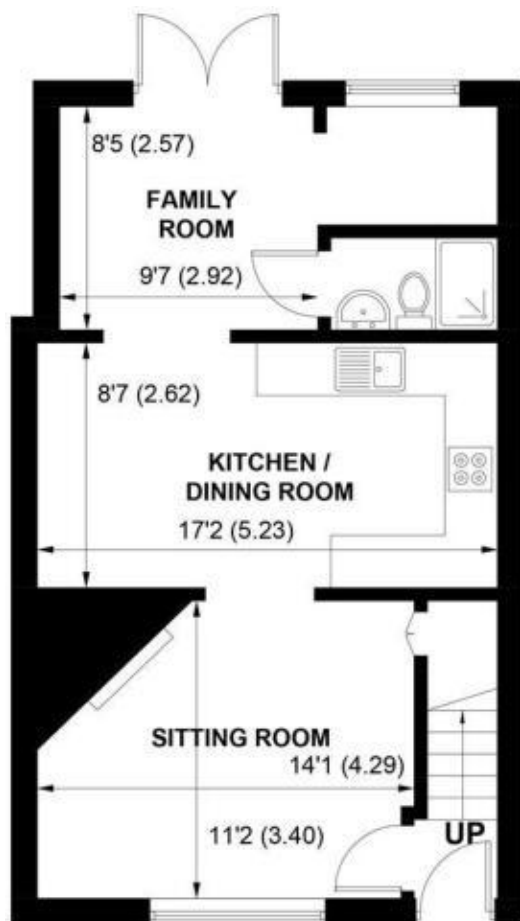
BATHROOM

OUTSIDE

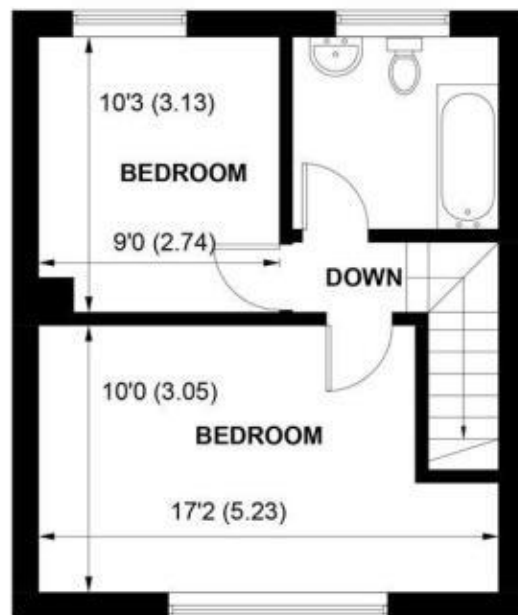
SOUTH FACING GARDEN

DRIVEWAY





GROUND FLOOR



FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 867 SQ FT / 80.6 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2019 ©

Picture this...

Enjoy the charm and tranquillity of Bosham, with its picturesque harbour just a short stroll away — perfect for a waterside walk, coffee by the quay, or watching the sailing boats drift by.

When you're ready for more bustle, Chichester is close by, offering excellent shopping, dining, and cultural attractions. The best of village life and city convenience, all in one location.

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 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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