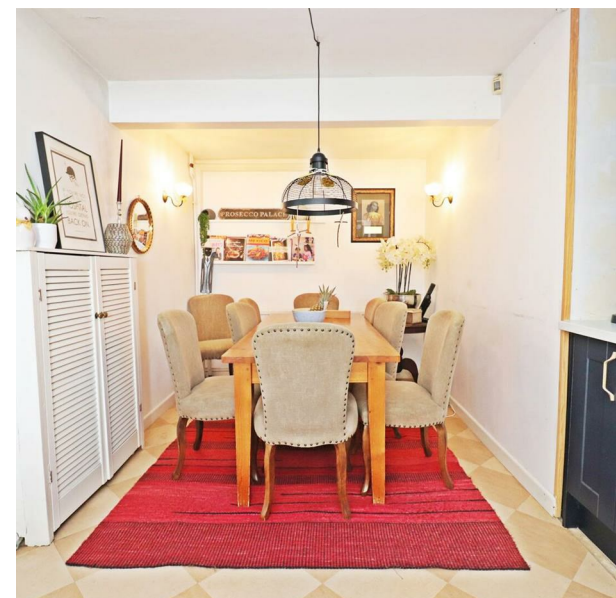


Bosham Lane, Bosham, Chichester, PO18 8HG

ASKING PRICE OF Asking price £650,000

EPC Rating: Council Tax Band: E



Bosham Lane, Bosham, Chichester, PO18 8HG

ASKING PRICE OF Asking price £650,000

Council Tax Band: F

Charming four-bedroom period cottage in the heart of Bosham, moments from the harbour. South-facing garden, York stone terrace and scope for parking. Rich in character with fireplaces, flexible living space and excellent transport links.

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.





The Old Boathouse Bosham Lane

Bosham

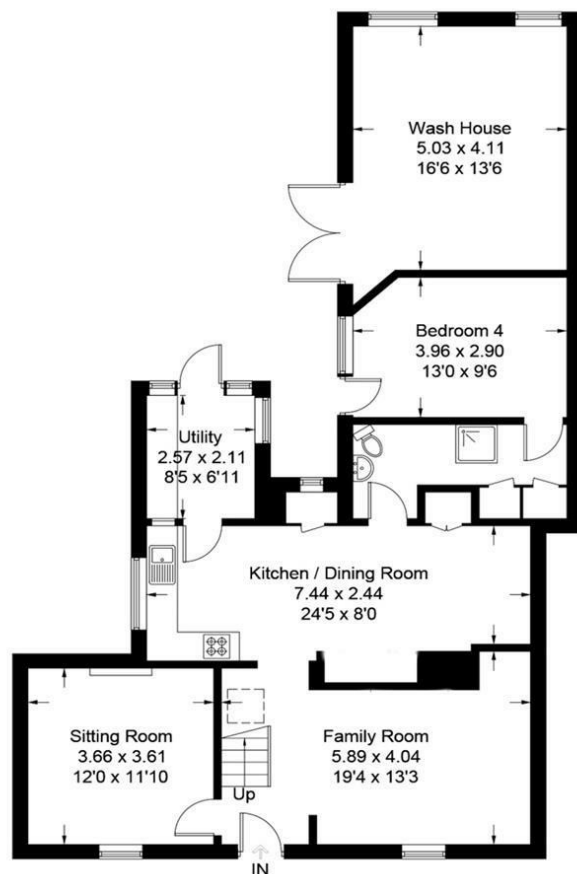
West Sussex

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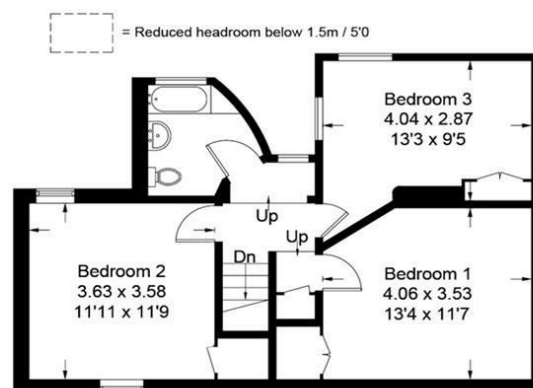
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Ground Floor



First Floor

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	