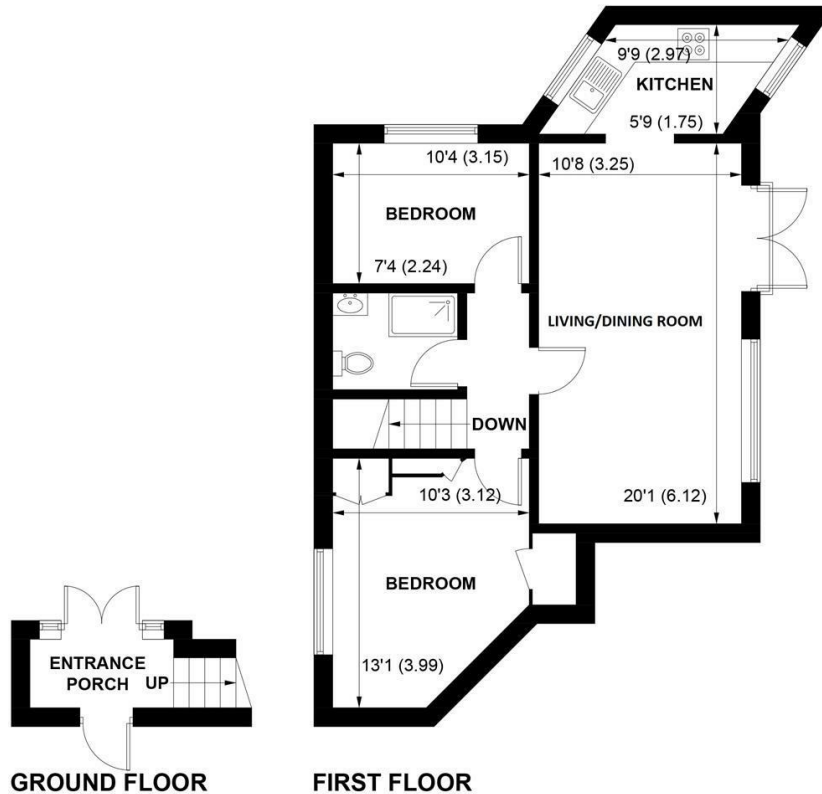


SW

Sims Williams



8 BROADBRIDGE MILL OLD BRIDGE ROAD, BOSHAM, WEST SUSSEX, PO18 8PX



APPROXIMATE GROSS INTERNAL AREA = 630 SQ FT / 58.5 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2022 ©
Produced for Sims Williams

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£1,200 PCM

8 BROADBRIDGE MILL OLD BRIDGE ROAD BOSHAM PO18 8PX

- First Floor Flat
- Private Entrance
- Modern Fitted Kitchen
- Large Reception
- Two Bedrooms
- Shower Room
- Courtyard & Parking
- Available November 2025
- Deposit: Five Weeks' Rent

EPC RATING

Current = C

Potential = C

COUNCIL TAX BAND

Band = D

A well presented two bedroom first floor flat situated on the outskirts of the popular village of Bosham.

The property benefitted from complete redecoration and new flooring in 2022.

The property also benefits from its own private courtyard and allocated parking.

The property is accessed through its own private entrance. From the porch there are stairs leading up to the first floor and a door leading out to the courtyard, which is gravelled for easy maintenance.

On the first floor a bright, southerly facing living/dining room with double doors to a Juliet balcony.

The modern kitchen is fitted with a range of base and eye level units, integrated oven with induction hob and space and plumbing for a washing machine. New tiling has recently been installed.

Both bedrooms are of good size with the main bedroom benefitting from built in wardrobes.

The bathroom is fitted with a white suite and shower cubicle and there is a recently installed floor.

The property is double glazed, and has gas central heating. The development and communal grounds are maintained to a very high standard.

The private courtyard garden is a real bonus. Regret no pets.

Bosham is a hugely popular village, with a selection of small shops, restaurants and pubs. There is a train station and also good road links to the A27 and A3.

The harbour in the old part of the village is very picturesque and there are further facilities in both Chichester and Portsmouth.

Directions

From Chichester proceed west along the A259. Continue to the Bosham roundabout and take the third exit into Old Bridge Road. Then take the turning on the right into Broadbridge Mill.

Application and Fees Holding Deposit – capped at One weeks rent Paid by you to reserve the Property. This will only be retained by us if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/or Deed of Guarantee) within 15 calendar days.

Sales & Lettings offices in Arundel, Bognor Regis, Chichester & Walberton

