

# CHARLES PECK

Sales • Lettings • Valuers



## **2 Lynchmere Cottages, Old Bridge Road, Bosham, PO18 8AF Guide Price £450,000**

An attractively situated and well presented mid terraced house with stunning views over the well-kept communal gardens, stream and weir, with the added benefit of a modern lift which serves all three floors.

Entrance hall | Living room | Kitchen | WC | Four bedrooms | Two en suite shower rooms | Bathroom | Gas central heating | Double glazing | Modern lift to all levels

Front and rear gardens | Garage | Allocated parking | Visitor parking

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## Location

The property stands in this very popular area of Bosham overlooking the stream and is close to a parade of shops in addition to a bus stop and railway station just a 5 minute walk away. Bosham Harbour is close-by with a good pubs and cafes and the Cathedral City of Chichester is only a short drive away with its full range of city centre facilities including further shops, restaurants and The Chichester Festival Theatre.



## Entrance hall

## WC

**Living/Dining room 19'10 x 15'5 (6.05m x 4.70m)**

With patio doors opening to the garden and grounds beyond and lift access.



**Kitchen 9'9 x 8'5 (2.97m x 2.57m)**

Fitted with drawers and cupboards, sink unit, hob, oven, extractor fan and integrated fridge freezer.

## First floor landing

**Bedroom two 15'5 x 9'8 (4.70m x 2.95m)**

With Juliet balcony overlooking the communal grounds and lift access.



## En suite shower room

**Bedroom three 10'4 x 7'0 (3.15m x 2.13m)**

## Bathroom

**Bedroom four 8'0 x 5'8 (2.44m x 1.73m)**

## Second floor

**Master bedroom suite 17'7 x 15'5 (5.36m x 4.70m)**

With views of the communal grounds and lift access.



**Accessible en suite shower room**



## Outside

To the front of the property is a gravelled area and pathway leading to the front door. There is an allocated parking space in addition to visitor parking. To The rear of the property is an area of decking, external water tap, and storage unit.

## Garage

A separate second garage about 50 yards from the property is available to purchase by separate negotiation.

## Tenure

Freehold

## Council tax band

E

## General remarks

To view please telephone us on 01243 816666 to make an appointment.

## Note

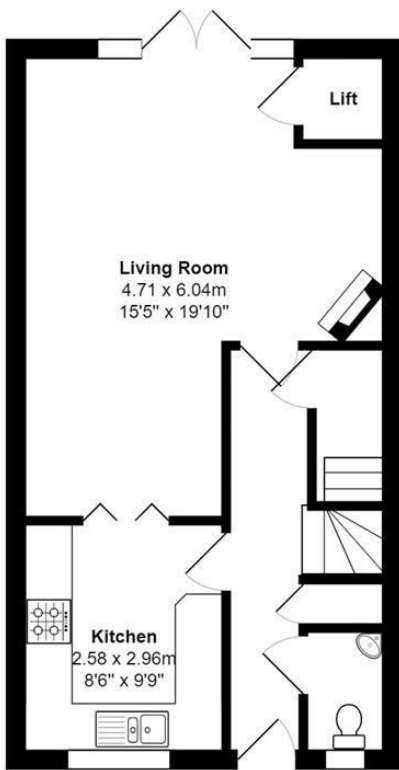
We have not tested any systems or appliances and no warranty as to condition or suitability is confirmed or implied. All measurements are approximate.

## Our services

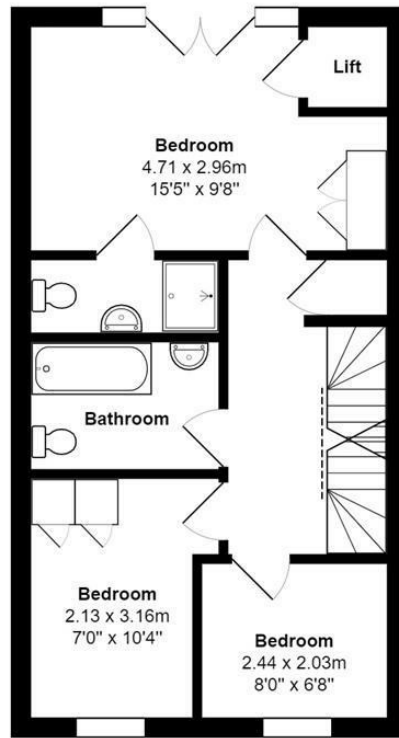
If you would like advice to the value of your house or independent mortgage advice, please contact us on 01243 816666.



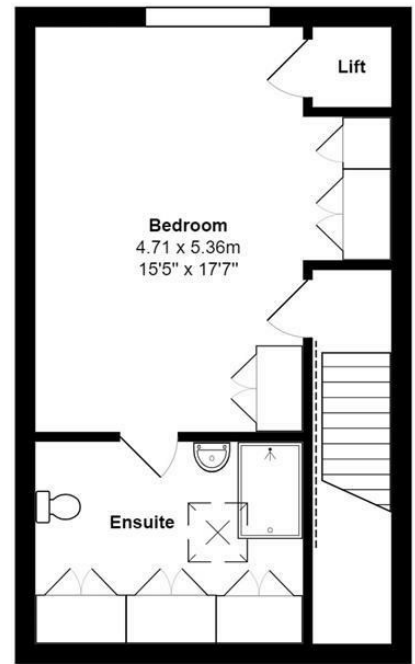
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	82
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Ground Floor  
Area: 43.0 m<sup>2</sup> ... 463 ft<sup>2</sup>



First Floor  
Area: 43.0 m<sup>2</sup> ... 463 ft<sup>2</sup>



Second Floor  
Area: 38.4 m<sup>2</sup> ... 414 ft<sup>2</sup>

Total Area: 124.4 m<sup>2</sup> ... 1340 ft<sup>2</sup>

All measurements are approximate and for display purposes only.