

CHARLES PECK

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24 Stanbury Close, Bosham, PO18 8NS Guide Price £545,000

A light and spacious four bedroom detached family home, with low maintenance rear garden, garage and ample driveway parking, located on a popular close within the sailing village of Bosham.

NO ONWARD CHAIN

Entrance hall | Living room | Kitchen | Dining room | Conservatory | Four bedrooms | En suite shower room | Family bathroom | Gas central heating | Double glazing

Driveway | Garage | Attractive rear garden

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Location

Set on a well-kept residential close within the historic sailing village of Bosham, the property is close to many local village amenities and Chichester Harbours pretty foreshore lies a short walk away. Bosham has three public houses, cafes, two convenience stores, a primary school, two children's nurseries, a train station and an historic church and quay. The villages location at the top of The Bosham Channel allows easy access to the calm waters of Chichester Harbour and makes Bosham a sailing hub with other water sports also popular such as paddleboarding and kayaking. Just to the north lies the renowned South Downs National Park offering miles of picturesque footpaths and bridleways and the Goodwood Estate with its horse and motor car racing events. Some four miles to the east of Bosham lies the Cathedral City of Chichester. Chichester offers fantastic facilities including shops, restaurants, bars, cafes and The Festival Theatre and Pallant House Gallery along with a mainline railway station with services to London Victoria. Just south of the city lie the renowned, sandy beaches of West Wittering (blue flag beach) and East Head both popular destinations in the summer months.

Accommodation

The well-presented and spacious accommodation is arranged over two floors and the front has a westerly facing aspect. As you enter there is a welcoming and useful entrance hall which gives access to a spacious and light living room with a dining area to the rear. To the rear of the property there is a well-positioned conservatory with French doors out into the garden and the fitted kitchen is complete with access via a single door into the garden. A useful cloakroom completes the ground floor. On the first floor, off a central landing, is a master bedroom with en suite, two further double bedrooms and a single bedroom with a family bathroom concluding the first floor accommodation.

Entrance hall

Living room 20'9 x 15'6 (6.32m x 4.72m)

Kitchen 14'8 x 8'4 (4.47m x 2.54m)



Dining room 8'11 x 8'4 (2.72m x 2.54m)

Conservatory 9'6 x 9'2 (2.90m x 2.79m)

WC

Landing

Bedroom one 12'6 x 11'11 (3.81m x 3.63m)

En suite shower room

Bedroom two 11'10 x 9'1 (3.61m x 2.77m)

Bedroom three 11'9 x 8'1 (3.58m x 2.46m)

Bedroom four 15'3 x 8'2 (4.65m x 2.49m)

Bathroom

Outside

To the rear there is an enclosed, low maintenance garden which is mainly paved with mature shrubs and different seating areas dotted throughout along with some shingle areas and there is a side gate for access. To the front there is driveway parking and a good sized single garage with up and over door.

Garage 16'9 x 8'1 (5.11m x 2.46m)

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

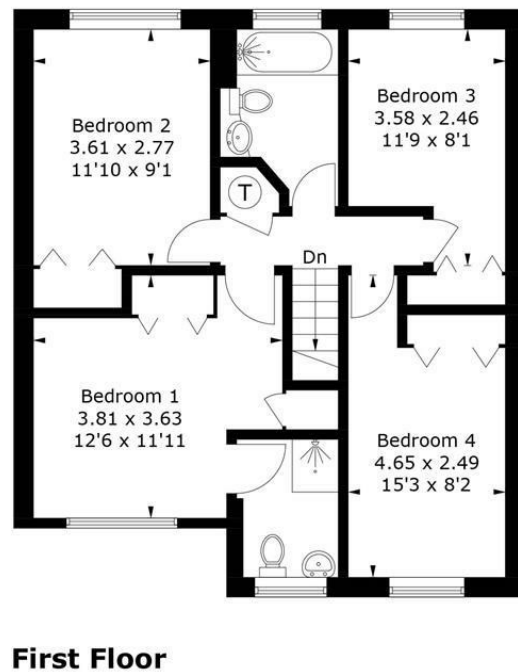
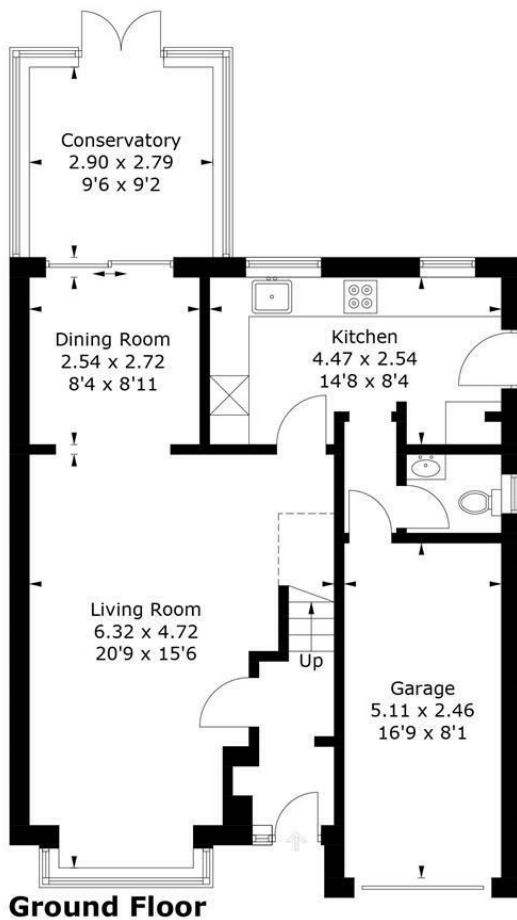
If you would like advice to the value of your house or independent mortgage advice, please contact us on 01243 816666.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	

Stanbury Close, PO18

Approximate Gross Internal Area = 130.0 sq m / 1399 sq ft
(Including Garage)



PRODUCED BY CHARLES PECK

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. (ID1085034)