

CHARLES PECK

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28 Stanbury Close, Bosham, PO18 8NS **Guide Price £465,000**

A bespoke and well presented detached home with an enclosed rear garden, a garage and ample driveway parking, situated on a popular close within the sailing village of Bosham.

NO ONWARD CHAIN

Entrance hall | Sitting/Dining room | Kitchen | WC | Three bedrooms | Bathroom
| Gas central heating | Double glazing
Enclosed rear garden | Driveway | Garage

17 Southgate | Chichester | West Sussex | PO19 1ES

Tel: 01243 816 666 | Fax: 01243 816 505 | Email: homes@charlespeck.co.uk

www.charlespeck.co.uk

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 paddle boarding 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 light and airy accommodation is arranged over two floors and includes new French doors complete with integral blinds and has been decorated throughout. On the ground floor there is an entrance hall which leads to a large sitting/dining room which runs the length of the accommodation and to the rear has modern French doors providing access into the garden. To the rear there is modern fitted kitchen also with a single door providing access into the garden and a useful cloakroom completes the ground floor. On the first floor, off a central landing full of natural light there are three double bedrooms (master benefiting from built in storage) and a spacious and light family bathroom complete with bath with shower attachment.

Entrance hall

Sitting / Dining room 27'10 x 10'1 (8.48m x 3.07m)



Kitchen 9'0 x 7'0 (2.74m x 2.13m)

WC

Landing

Bedroom one 11;11 x 10'9 (3.35m;3.35m x 3.28m)

Bedroom two 11'1 x 10'4 (3.38m x 3.15m)

Bedroom three 13'7 x 7'3 (4.14m x 2.21m)

Bathroom

Outside

To the rear lies an enclosed garden which is mainly laid to lawn and there are mature shrubs planted throughout and a large terrace, perfect for outside entertaining. There is a side gate for access. To the front of the property there is ample driveway parking and a garage with up and over door.

Garage 17'7 x 7'8 (5.36m x 2.34m)

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

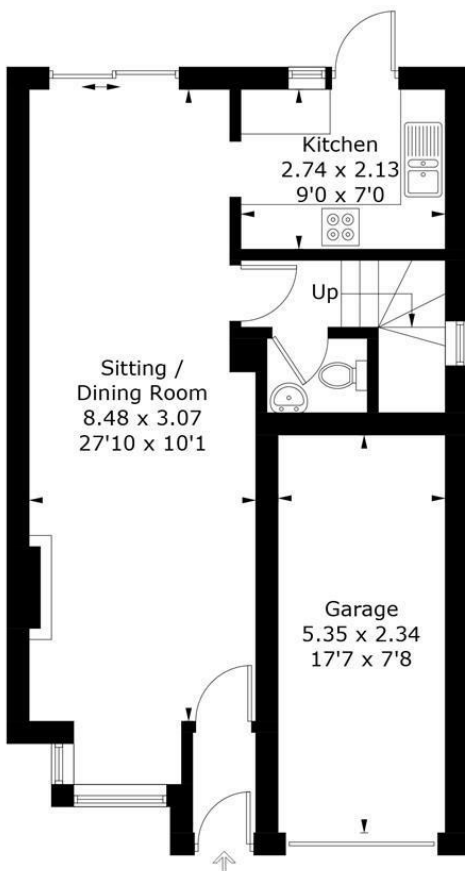
If you would like advice to the value of your house or independent mortgage advice, please contact us on 01243 816666.



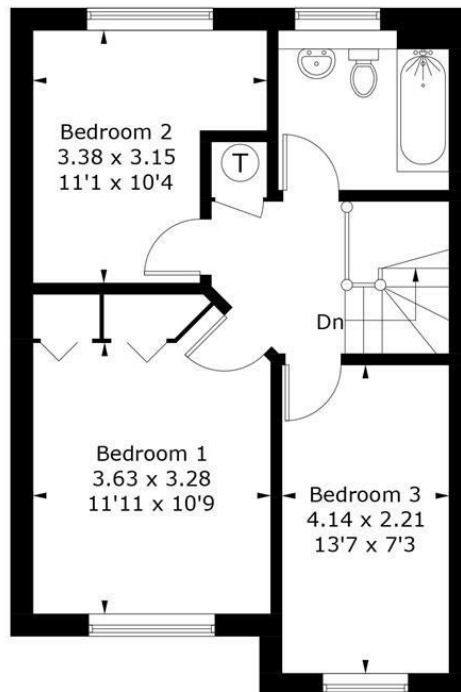
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C		68	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	

Stanbury Close, PO18

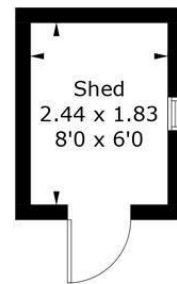
Approximate Gross Internal Area = 85.9 sq m / 925 sq ft
 Garage / Shed = 16.6 sq m / 179 sq ft
 Total = 102.5 sq m / 1104 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

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. (ID1101123)