

CHARLES PECK

Sales • Lettings • Valuers



1 Garden Cottages, Cambria Close, Bosham, PO18 8QZ **Guide Price £485,000**

A recently updated and modern semi-detached house with a delightful west facing garden and ample driveway parking, located on a cul-de-sac of just two dwellings within the heart of the popular sailing village of Bosham.

***** NO ONWARD CHAIN *****

Porch | Entrance hall | Kitchen | Cloakroom | Large sitting/dining room | Storage cupboard |
Two double bedrooms | Family bathroom | Newly decorated throughout | New boiler

Driveway parking | West facing garden | Outdoor store cupboard

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

Centrally located within the historic village of Bosham the property is within an easy walk of the villages popular foreshore, sailing club, historic quay and church. Bosham also has many other village amenities which include three public houses, cafes, two convenience stores, a primary school and a train station. The villages location at the top of The Bosham Channel allows easy access to the calm waters of Chichester Harbour and makes the village a sailing hub with other water sports also popular in the area 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 4 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 recently updated and light accommodation is arranged over two floors and to the rear has a westerly facing aspect. New editions to the accommodation include a new boiler, flooring and décor throughout along with two newly fitted bathrooms. On the ground floor the accommodation consists of a large entrance hall, full of natural light which leads to a fitted kitchen and beyond to an updated cloakroom and a spacious sitting/dining room. The latter has double doors out into the garden. On the first floor, there are two large double bedrooms and an updated family bathroom.

Porch

With outside storage cupboard.

Entrance hall

With storage cupboard and stairs to first floor landing.



Kitchen 9'9 x 8'6 (2.97m x 2.59m)

Cloakroom

Sitting/dining room 15'8 x 15'7 (4.78m x 4.75m)

Bedroom one 15'7 x 9'10 (4.75m x 3.00m)

Bedroom two 15'7 x 9'2 (4.75m x 2.79m)

Family bathroom

Outside

To the rear there is an enclosed west facing garden which is mainly laid to lawn, has side access and a well-positioned terrace. To the front of the property there is ample driveway parking and a useful bin store. The property is approached via a private drive with only one other house within the cul-de-sac.

Tenure

The property is freehold.

Council tax band

D.

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.



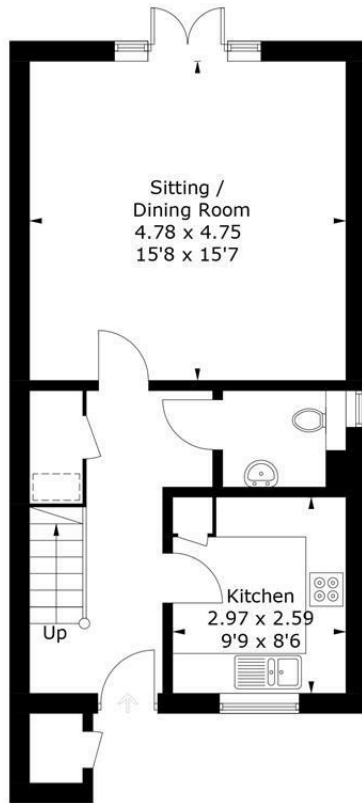
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B	77	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Garden Cottages, PO18

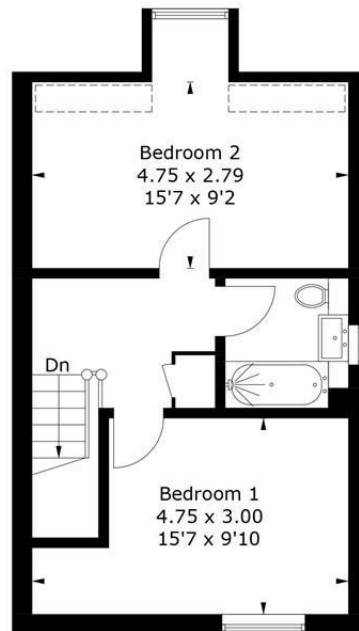
Approximate Gross Internal Area = 84.5 sq m / 909 sq ft
 External Cupboard = 0.8 sq m / 9 sq ft
 Total = 85.3 sq m / 918 sq ft



 = Reduced headroom below 1.5m / 5'0



Ground Floor



First Floor

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. (ID983531)