

CHARLES PECK

Sales • Lettings • Valuers



17 Moreton Road, Bosham, PO18 8LL Guide Price £595,000

A light and spacious three bedroom terraced home with a delightful rear garden and a garage, located moments from the foreshore and sailing club in the village of Bosham.

NO ONWARD CHAIN

Entrance hall | Kitchen | Sitting/Dining room | WC | Three bedrooms | Bathroom | Gas central heating | Double glazing

Garage | Gardens to front and rear

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

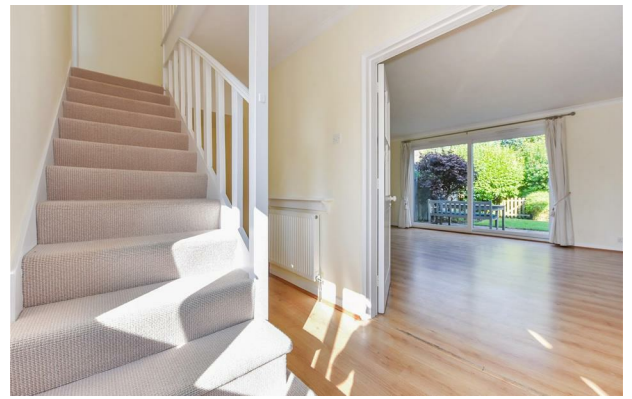
Centrally located within the historic village of Bosham the property sits at the end of a no through road and is within an easy walk of the villages popular foreshore, sailing club, historic quay and church. Bosham also has many other village amenities which include three public houses, cafes, two convenience stores, a primary school, two children's pre-schools 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 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 light and well-presented accommodation is arranged over two floors and on the ground floor could be opened up/remodelled. On the ground floor there is a good size entrance hall which leads to a fitted kitchen and beyond into a spacious and light sitting/dining room, complete with feature fire and sliding doors out into the garden. A useful cloakroom completes the ground floor accommodation and there is access into an integral garage which to the front has an up and over door. On the first floor, off a landing full of natural light there are two double bedrooms and a single bedroom, all complete with ample built in storage. There is a family bathroom and a large store cupboard, currently used as a laundry room.

Entrance hall

Kitchen 10'0 x 7'1 (3.05m x 2.16m)



WC

Living/Dining room 22'11 x 15'2 (6.99m x 4.62m)

Landing

Bedroom one 13'6 x 12'2 (4.11m x 3.71m)

Bedroom two 15'3 x 9'2 (4.65m x 2.79m)

Bedroom three 8'10 x 8'6 (2.69m x 2.59m)

Bathroom

Outside

To the rear there is a delightful garden, mainly laid to lawn with mature shrubs planted throughout. There is a terrace and the garden backs onto a pretty brook. To the front there is a west facing small courtyard garden which is enclosed and paved.

Garage 16'10 x 9'1 (5.13m x 2.77m)

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.



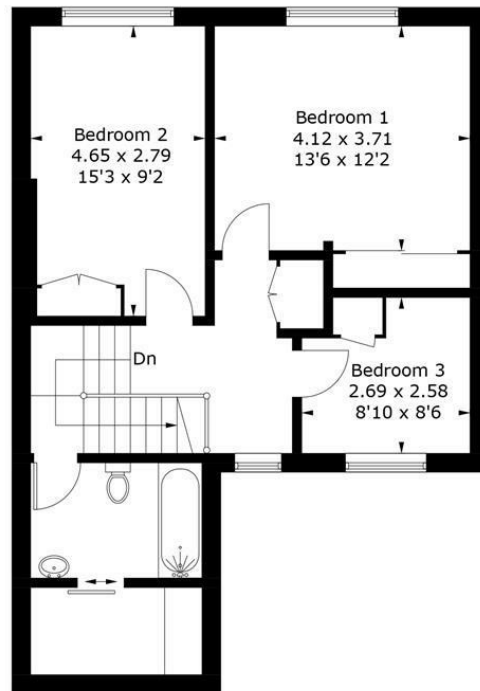
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C		66	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Moreton Road, PO18

Approximate Gross Internal Area = 124.6 sq m / 1341 sq ft
(Including Garage)



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. (ID1128557)