



## The Bakers Cottage, Bosham

A semi-detached bungalow with vacant possession.



- ▶ Semi-detached bungalow
- ▶ Three bedrooms
- ▶ Open plan kitchen/living space
- ▶ South facing courtyard front garden
- ▶ Grade II listed
- ▶ En-suite shower & family bathroom
- ▶ Off-road parking
- ▶ Vacant possession

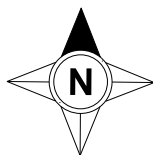
The Bakers Cottage is a three-bedroom semi-detached bungalow located on the outskirts of the popular and historic harbourside village of Bosham, with its ancient church, primary school and thriving sailing club. The cathedral city of Chichester, with its comprehensive facilities, is just three miles away and is easily accessible by bus and train.

From the stable door entrance, you reach the open plan, L-shaped sitting/dining room/kitchen. The kitchen has a good range of units and the living room has a brick fireplace with attractive wood burner and patio doors onto the south facing front courtyard garden. The bungalow benefits from three good sized bedrooms with the principal bedroom enjoying a dual aspect and the advantage of an en-suite shower room/WC. There is also a bathroom/WC.

Outside, the garden is situated to the front of the property and enjoys a southerly aspect and is paved for low maintenance.

Chichester District Council - 24/25 Tax Band D £2,200.95





GROUND FLOOR

Approximate Area = 974 sq ft / 90.4 sq m

For identification only - Not to scale



Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

## Location

Nearby is a wealth of local amenities including a small supermarket, restaurant, takeaways, a primary school, three public houses, a popular hotel/restaurant, tea rooms, arts and crafts centre and a large local farm shop with post office and medical centre. The train station provides access to London Victoria via Chichester to the east and London Waterloo via Havant to the west. Chichester along with its excellent high street shopping and schools, has many cultural interests including the internationally acclaimed Festival Theatre. Nearby are Goodwood and Fontwell racecourses, with polo at Cowdray Park, golf at Hunston and Goodwood, plus walking, cycling and horse riding around the network of footpaths and cycle routes around the harbour and to the north in the South Downs. There are excellent sailing facilities and water sports around the Chichester Harbour and 'Blue Flag' beaches at West Wittering.

## Directions

Proceed west on the A259 passing through the village of Fishbourne and on to Bosham. At the Bosham roundabout take the fifth exit into Penwarden Way and the property is immediately on your left. what3words -being.these.permanent

