



44 Arnold Way, Bosham

Guide Price £325,000

 Henry Adams
estate agents

44 Arnold Way

Bosham, Chichester

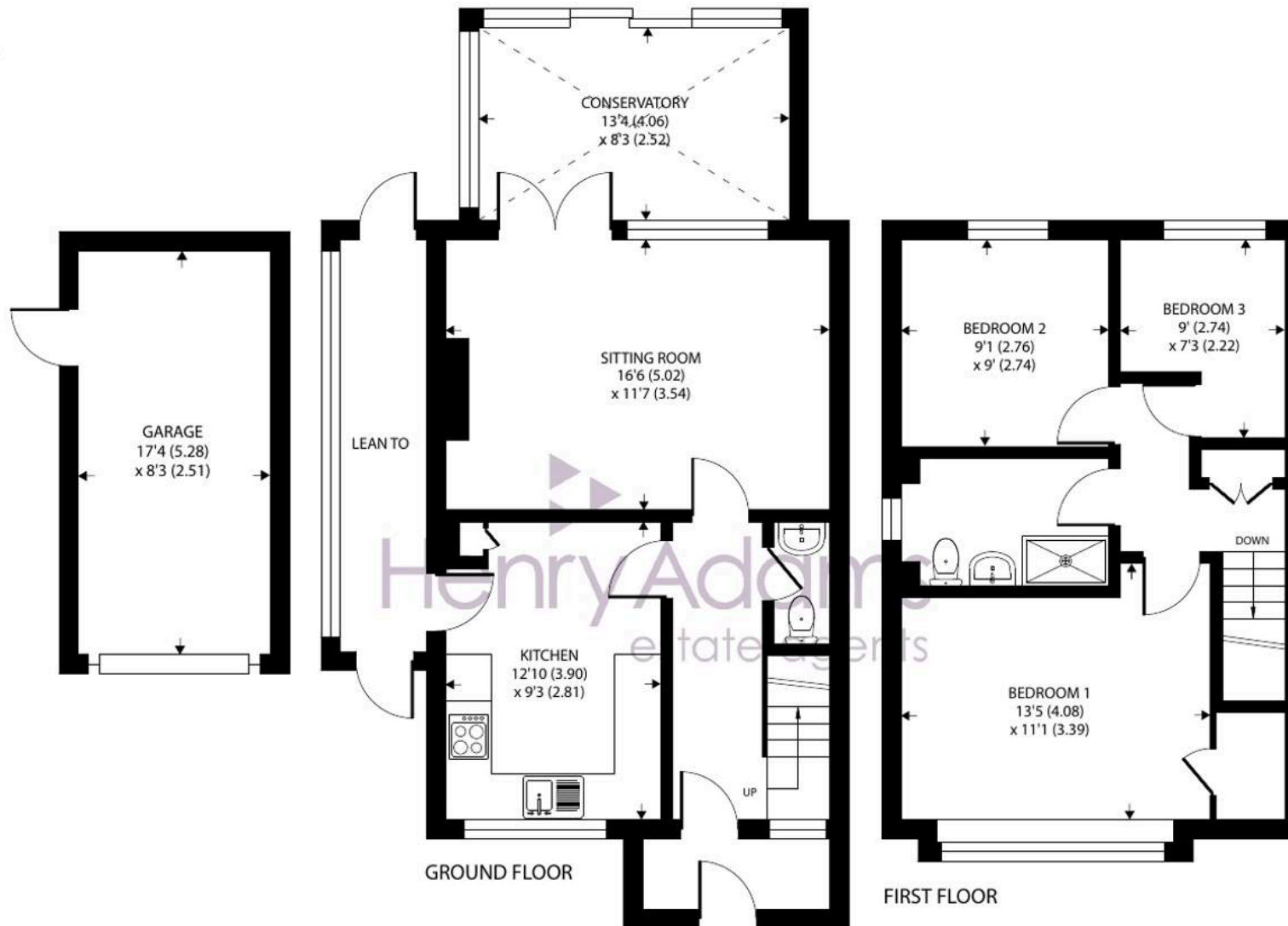
A well-presented three bedroom semi-detached house situated at the far end of a mature residential cul-de-sac in the popular village of Bosham about three miles west of Chichester. This attractive home offers bright well-proportioned accommodation including a west aspect sitting room and double glazed conservatory overlooking the rear garden. The kitchen has a comprehensive array of cupboards and includes an electric double oven and ceramic hob. There is also plumbing for a dishwasher and washing machine. An enclosed side access to the rear garden provides a useful storage area. The property has a secure entrance porch leading to a traditional hallway and cloakroom. Upstairs there are three bedrooms and a shower room with a large shower cubical. Bedroom one is east facing and has a large oriel window flooding the room in natural morning sunlight.

Outside the frontage is open plan, while the walled and fenced rear garden is hard landscaped for ease of maintenance. A detached single garage is in a small courtyard close by.

Tax Band C £1,956.40 W3W - pins.bordering.redouble

- Mature residential location
- Cloakroom
- Sunny west aspect sitting room and conservatory
- Spacious kitchen
- Shower room
- Hard landscaped rear garden
- No onward chain





Approximate Area = 982 sq ft / 91.2 sq m (excludes lean to)

Garage = 143 sq ft / 13.2 sq m

Total = 1125 sq ft / 104.4 sq m

For identification only - Not to scale





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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.