






## 3 Arnold Way, Bosham

A bright semi-detached house in a popular village setting

 2  4  1  **EPC** TBC

- ▶ 1,164 sqft
- ▶ Sunny dual aspect sitting room
- ▶ Modern shower room
- ▶ Attractive garden
- ▶ Well presented home
- ▶ Large conservatory
- ▶ Integral garage
- ▶ No onward chain

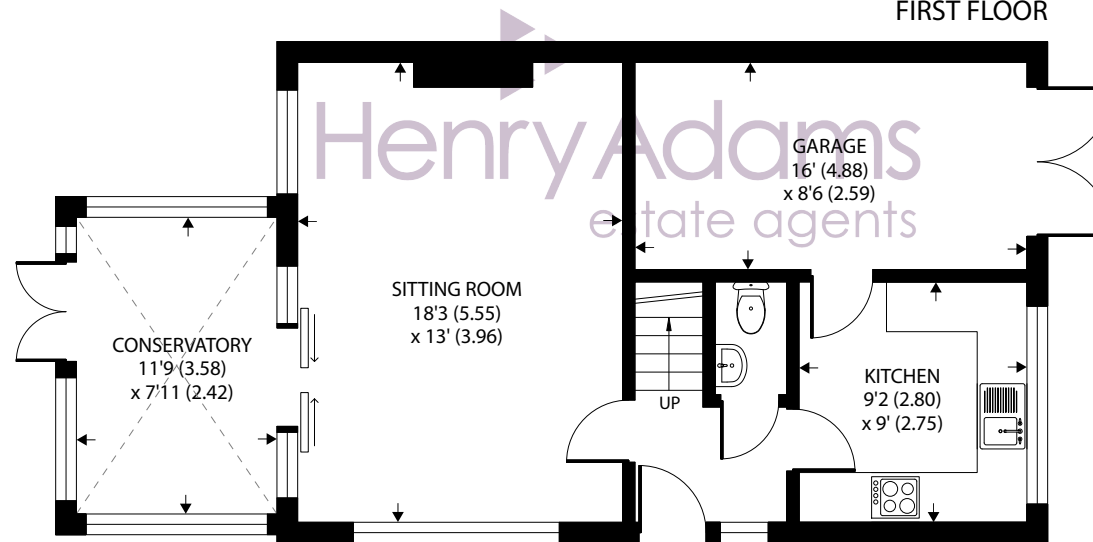
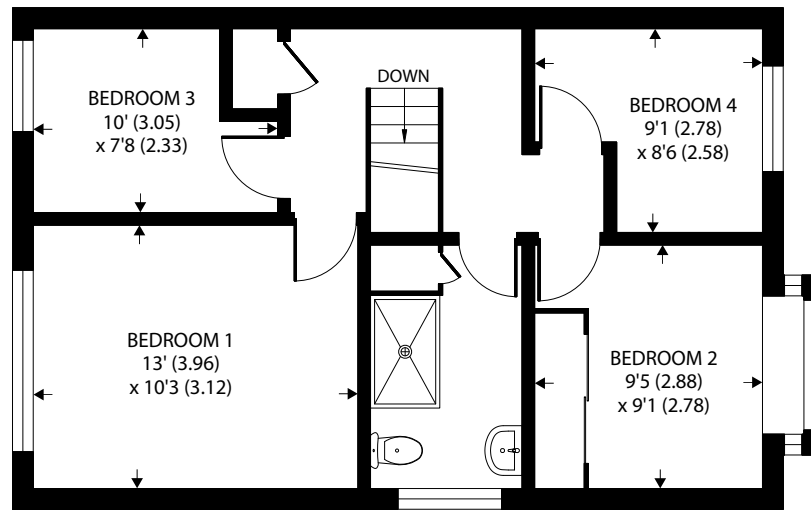
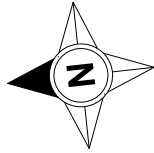
A bright well presented four bedroom semi-detached house conveniently situated in a popular cul-de-sac location just a few minutes' walk from the village shops and mainline train station.

On entering the house there is a traditional entrance hall with stairs to the first floor, and there is a ground cloakroom. The kitchen is practically arranged and has a door into the integral garage providing potential to extend into the garage, subject to appropriate local authority approval. The dual aspect sitting room feels light and spacious and has wide patio doors leading to a well-proportioned conservatory which overlooks the attractively landscaped rear garden. Large windows ensure the property is bathed in natural sunlight throughout. Upstairs there are four bedrooms and a family shower room.

Outside the front garden is open plan and has a block paved driveway leading to the integral garage. In there garage there is also plumbing for a washing machine. A side pedestrian access takes you through to the pretty rear garden with a paved patio, lawn and mature borders. The property also has the benefit of solar panels providing supplementary free electricity\*. The solar panels are owned and maintained by Eco Vision.

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





Approximate Area = 1164 sq ft / 108.1 sq m (includes garage)

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

At the Bosham roundabout on the A259 take the exit north into Station Road. Pass the local shops and take the second turning on the right into Arnold Way and number 3 is on the left. what3words - myth.brightens.tile

