



Southbank, Walton Lane, Bosham, PO18 8QF

Guide Price £725,000



# Southbank, Bosham

A charming detached chalet style property.

- Modern kitchen
- Two reception rooms
- Three bedrooms
- Ground floor shower room
- First floor bathroom
- Versatile accommodation
- Attractive garden
- Off-road parking
- Viewing recommended

Nestled in an enviable location close to the heart of Bosham village and just moments from the water, this beautifully presented detached chalet-style property offers a perfect blend of modern comfort and versatile living.

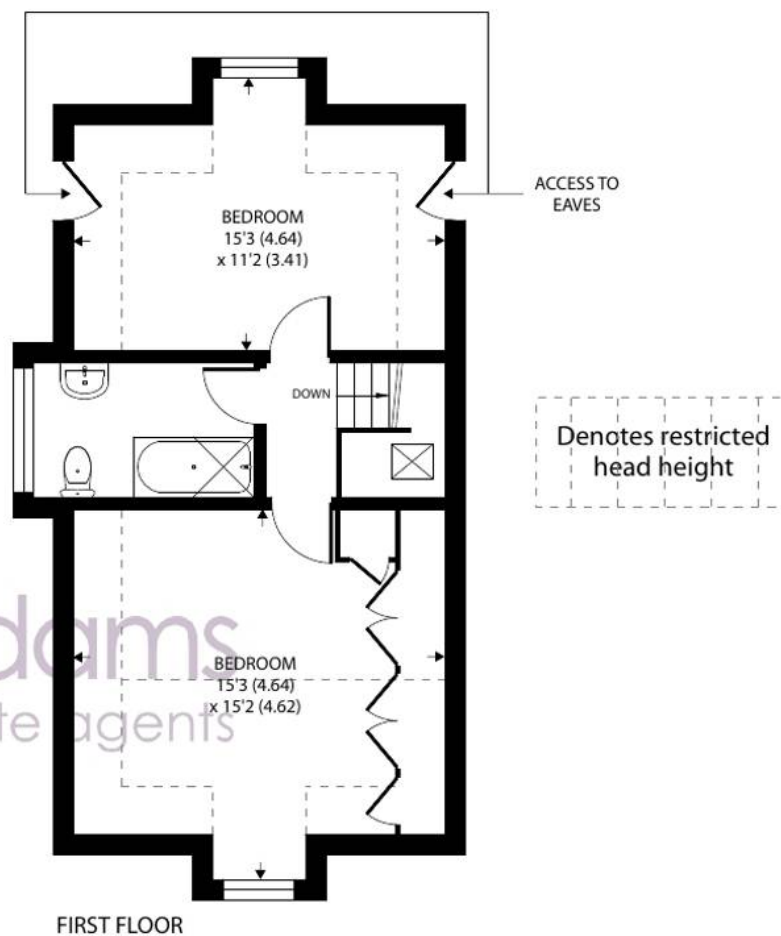
The stylish open-plan kitchen flows seamlessly into the principal reception room, creating an ideal space for entertaining, and with two sets of doors leading out to the rear garden. Flexible accommodation includes a ground floor bedroom with shower room/WC, plus a study that could serve as a fourth bedroom. Upstairs, two generous double bedrooms are complemented by a bathroom, with the rear bedroom enjoying far-reaching views towards the South Downs.

Outside, the property boasts an attractive garden and the convenience of off-road parking.

With its prime setting and thoughtful design, early viewing is strongly recommended.







Approximate Area = 1246 sq ft / 115.7 sq m  
Limited Use Area(s) = 92 sq ft / 8.5 sq m  
Total = 1338 sq ft / 124.2 sq m

For identification only - Not to scale



**Location** - The house is situated in the popular sailing village of Bosham, famous for being the rumoured site from which the Danish King Canute unsuccessfully ordered the tide to stop. Today, Bosham is a thriving community with a primary school, village hall, farm shop, an arts and crafts centre, two local pubs and a hotel. Local attractions include the cathedral city of Chichester to the east, racing and golf at Goodwood and world class sailing into the Solent. Much of the surrounding area and countryside is designated an Area of Outstanding Natural Beauty. A foot and cycle path connects Bosham at Fishbourne to the Salterns Way which is a 12 mile path running from Chichester to Birdham, Itchenor and on to the Blue Flag beach of West Wittering. The cathedral city of Chichester offers excellent high street shopping, many fashionable restaurants, cafes and bars, Festival Theatre and a mainline station to London Victoria.

**Directions** - Proceed west out of Chichester along the A259. On reaching the Bosham roundabout take the first exit off into Delling Lane. Proceed down Delling Lane and at the junction turn left into Walton Lane. The property is on the left just before the Bosham village hall. What3words - spouting.central.sides

Chichester District Council - 25/26 Tax Band E EPC-C

**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.

To arrange a viewing call 01243 533377 view details online at [henryadams.co.uk](http://henryadams.co.uk)

