



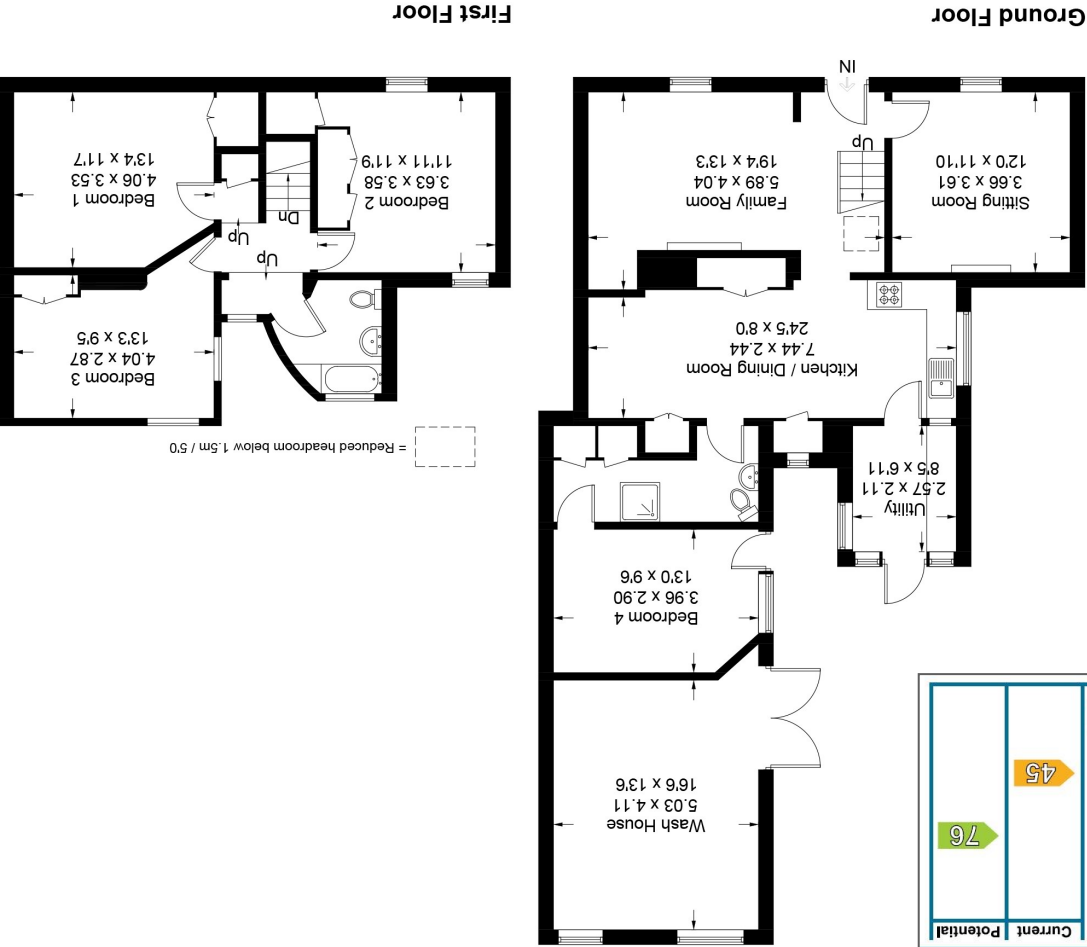
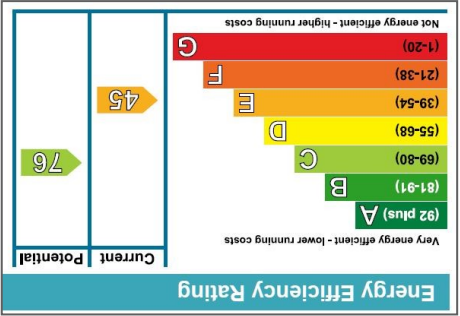
Bosham Lane, Bosham

The Cottage, Bosham Lane, Bosham, PO18 8HG

Approximate Gross Internal Area = 161.5 sq m / 1738 sq ft  
(Including Wash House)



Produced for Stride & Son Estate Agent.



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**The Cottage, Bosham Lane, Bosham, PO18 8HG.**

Situated in the heart of Bosham village, and within easy walking distance of the harbour and the sailing club, a **charming semi-detached period cottage**. The property, which is of rendered and colour washed elevations under a tiled roof, offers flexible **3 bedroomed** living accommodation with first floor bathroom and an additional study (or bedroom 4) with shower/cloakroom. The property has **2 main reception rooms**, good sized kitchen/dining room, utility lobby and large rear single storey extension which offers great potential for the creation of either a self-contained annexe or superb kitchen/living room, subject to usual planning consent. (The main part of the house was re-roofed in early 2018 followed by the single storey extension in the summer of 2019).

The property has oil fired central heating (gas in road) and good sized south facing lawned garden with extensive York stone paved terrace and scope for provision of parking to the rear.

Bosham village offers a good range of facilities including sailing club and harbour, two village pubs, historic church, hotel and restaurants. The village also has a main line train with connections to Portsmouth, Chichester and London (Victoria) as well as regular bus services. The main centre of Chichester is approximately three miles to the east.

The accommodation is arranged as follows:

Half-glazed front door to:

<b><u>ENTRANCE HALL:</u></b>	Double radiator. Archway to:
<b><u>SITTING ROOM:</u></b>	Open fireplace with Minster surround. Double radiator. TV aerial and telephone points. Door to:
<b><u>FAMILY ROOM:</u></b>	Open fireplace with brick surround. Double radiator. TV aerial point. Cupboard housing electric circuit breaker.
<b><u>KITCHEN/DINING ROOM:</u></b>	Range of oak faced base and wall cupboards. Inset sink with mixer tap. Electric double oven with hob and cooker hood over. Larder cupboard. Double store cupboard with cupboards over. Double radiator. Boiler cupboard housing Eurostar oil fired boiler for domestic hot water and central heating. Half glazed door to:
<b><u>UTILITY LOBBY:</u></b>	Fitted range of base cupboards. Plumbing and space for washing machine and dishwasher. Space for freezer. Glazed door to rear garden and terrace.
<b><u>SHOWER/CLOAKROOM:</u></b>	Low level WC. Pedestal wash hand basin. Fully tiled shower cubicle with tiled screen and Triton unit. Radiator. Towel rail. Double airing cupboard with lagged copper cylinder (immersion). Tongue and grooved panelled walls and ceiling. Door to:
<b><u>STUDY/BEDROOM 4:</u></b>	Double radiator. Telephone point. Half-glazed door to terrace and garden.
Stairs to: <b><u>1<sup>ST</sup> FLOOR LANDING:</u></b>	Hatch to loft. Shelved linen cupboard.
<b><u>BEDROOM 1:</u></b>	Open fireplace with Sussex hob grate. Double radiator. Deep double wardrobe.
<b><u>BEDROOM 2:</u></b>	Radiator. Double wardrobe.
<b><u>BEDROOM 3:</u></b>	Built-in wardrobe with fitted shelves. Further triple wardrobe. Fire-place with Sussex hob grate. Double radiator.
<b><u>BATHROOM:</u></b>	Panelled bath with tiled surround. Pedestal wash hand basin. Low level WC. Radiator. Half tiled walls. Towel rail.
<b><u>SERVICES:</u></b>	All main except gas (in road).
<b><u>EXTERIOR:</u></b>	<p>The property is approached via a tarmacadam private shared driveway with vehicular access to a good sized lawned garden with mature trees and shrubs. Extensive York stone paved terracing. Oil tank. Outside light and water tap.</p> <p>Attached to the rear of the property is the former wash house being of brick and stone elevations under a recently re-tiled roof 16'6 x 12'11 with vaulted ceiling. Electric light and power. <b>NB: The washroom is ideally suited for conversion and incorporation into the main house and would make a wonderful kitchen/living room.</b></p> <p>The vendor lives in the adjoining property and would put a covenant on the extension prohibiting it overlooking into his own garden.</p>

**PRICE GUIDE: £675,000 FREEHOLD**

<b><u>DIRECTIONS:</u></b>	From Chichester proceed west on the A259 following signs to Bosham. Follow the road through Fishbourne village and at the Bosham roundabout turn left to the village. At the 'T' junction by the Berkeley Arms public house turn right and The Cottage will be found a short distance along on the left hand side of the road. Immediately past Oyster Mews is a private drive with parking to the rear.
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**Please Note: Neither the heating system nor the services have been checked by the Agents.**

