

**Deesfield
Harbour Road
Bosham
Chichester
PO18 8JE**

Situated in the heart of Bosham village within a few yards of the harbour and with views over the neighbouring property to Bosham channel and the harbour, Deesfield is a detached family house believed to date from the 1930s. The property which is set in a good-sized mature garden with a large **detached garage/workshop** has **3 bedrooms** with a shower room and separate cloakroom, UPVC double glazing and oil fired central heating but could benefit from some internal updating and has scope to be extended subject to the usual planning consents.

Bosham village boasts a wealth of amenities including a sailing club, historic church, restaurants, pubs and local shops. There is also a mainline railway station from the village to Portsmouth, Chichester and London Victoria and a regular bus service to the main centre at Chichester approximately 3 miles to the east.

The accommodation is arranged as follows:

Front door to:

ENTRANCE LOBBY:

Double glazed doors to:

HALL:

Double radiator. Polished pine flooring. Under stairs cupboard.

SITTING ROOM:

19'3 x 16'6. Open fireplace with Minster style surround. Two double radiators. Bay window. Polished pine flooring. Glazed door to:

GARDEN ROOM:

11'2 x 10'1 max. into bay. Radiator.

DINING ROOM:

15' x 12'6. Polished pine flooring. Double radiator. Double glazed patio doors to garden.

BREAKFAST ROOM:

19'6 x 14'5 max. Worcester oil fired boiler for domestic hot water and central heating. Two radiators. Double glazed doors to garden. Glazed double door to:

KITCHEN:

13'4 x 10'1. Range of base and wall cupboards. Inset sink with double drainer. Ceramic hob. Electric double oven. Space for fridge. Double radiator. Glazed door to:

UTILITY ROOM:

15'9 max. x 13'11 max. (of irregular shape). Base and wall cupboard. Inset sink. Plumbing for washing machine. Electric radiator. Double glazed door to garden. Double doors to garage/workshop.

REAR LOBBY:

Door to garage. Door to:

CLOAKROOM:

Low level WC. Corner wash hand basin. Radiator.

Stairs to:

1st FLOOR LANDING:

Double wardrobe. Two radiators. Airing cupboard with lagged copper cylinder (immersion). Hatch with folding ladder to insulated and part boarded loft.

BEDROOM 1:

19'6 max. x 12'7. Range of fitted wardrobes. Vanity unit with light over and cupboards below. Two radiators. Double glazed door to south facing balcony with views to harbour. Fully tiled shower cubicle with glazed door.

- BEDROOM 2:** 16'2 x 11'2. Pedestal wash hand basin with mirror over. Two eaves cupboards.
- BEDROOM 3:** 12'6 x 8'11. Radiator. Eaves store cupboard.
- SHOWER ROOM:** Fully tiled shower cubicle with glazed screen. Vanity unit. Heated chromium plated towel rail. Radiator.
- SEPARATE WC:** Low level unit.
- SERVICES:** All main except gas (in road).
- EXTERIOR:** The property is approached via a long tarmacadum drive with turning area to the front leading to an **attached garage/workshop 12' widening to 13'9 x 57'** with double timber doors, electric light and power, door to rear garden and door to **SUNROOM: 9'5 x 8'1** of double glazed UPVC construction with double doors to garden.

To the front of the property is a good sized lawned garden with flowerbeds and shrubs, paved terrace and oil-tank. A side gate leads to the rear garden which is laid to lawn with paved terrace and 2 timber-built garden sheds, the whole is well fenced.

PRICE GUIDE: £1,650,000 FREEHOLD

- DIRECTIONS:** From Chichester proceed west on the A259. Follow the road through Fishbourne village and on for a further 1 ½ miles. Turn left at the Bosham roundabout into Delling Lane. Follow the road to the T junction by The Berkley Arms pub and turn left taking the next turning right into Taylors Lane and after approximately half a mile take the third turning right into Stumps Lane. Take the 2nd turning on the right into The Drive and follow the road along before turning left into Harbour Road where Deesfield will be found towards the end of the road on the right hand side.

Please Note: Neither the heating system nor the services have been checked by the Agents.



Deesfield, Harbour Road, Bosham, PO18
8JE

