



Moonstones Moreton Road, Bosham - PO18 8LL

Guide Price £1,295,000 Freehold



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Moonstones, Moreton Road

Bosham, Chichester

Occupying an enviable corner-plot with delightful 1st floor views towards Bosham Channel, a rare chance to acquire a detached house in one of Chichester Harbour's most sought-after harbour villages.

- Prime corner-plot position with meadow and Bosham Channel views
- Rare redevelopment or refurbishment opportunity (STPP)
- Detached 1970s family home with scope to modernise
- Approx. 1,321 sq. ft of internal accommodation
- Additional 173 sq. ft integral garage with conversion potential
- Total landholding of approx. 0.38 acres including extra parcel
- Spacious sitting room with curved bay and French doors
- Large kitchen/breakfast room with direct garden access
- Four bedrooms offering flexible family living
- Attractive garden setting with excellent natural light throughout







Description:

Originally constructed in the 1970s and now requiring refurbishment, Moonstones offers scope for improvement, remodelling or full redevelopment (subject to the necessary consents). The house itself offers approximately 1,321 sq. ft. of internal accommodation, with a generous 173 sq. ft. garage. The total plot extends to approximately 0.22 acres, with an additional adjacent parcel of land to the west, increasing the overall landholding to around 0.38 acres.

On the ground floor a porch leads into the reception hall, off which is the main living accommodation including a sitting room, dining room and an additional reception space, ideal as a formal dining room, snug or study.

The kitchen/breakfast room spans the rear of the property and has the potential to be transformed into a modern open-plan kitchen-living area. A rear lobby leads to a ground-floor cloakroom/WC and internal access to the integral garage which provides excellent storage or potential for conversion.

The first floor comprises four bedrooms arranged around a central landing. A family bathroom serves all bedrooms, with space to reconfigure or upgrade to create a more contemporary arrangement.

Outside, the property stands within mature gardens that wrap around the house with an additional parcel of land to the west significantly extending the overall garden area and provides opportunities for landscaping, outdoor entertaining space, or further development (subject to planning).



Location:

The property enjoys a central yet discreet location within the historic village of Bosham and is within easy walking distance of the foreshore, sailing club, quay, and church. Bosham offers a range of amenities, including two pubs, cafés, two convenience stores, a primary school, two pre-schools, and a train station. Its position at the head of the Bosham Channel provides direct access to the calm waters of Chichester Harbour, making the village a hub for sailing and other water-based pursuits such as paddleboarding and kayaking.

To the north lies the South Downs National Park with its extensive network of footpaths and bridleways, along with the renowned Goodwood Estate, host to numerous equestrian and motor racing events.

Approximately 4 miles to the east lies the Cathedral City of Chichester, offering a wide variety of shops, restaurants, cafes, and cultural attractions including the Festival Theatre and Pallant House Gallery, as well as a mainline station with regular services to London. Just south of the city are the sandy beaches of West Wittering and East Head, both popular year-round destinations.

INFORMATION: Services: All mains | **Tenure:** Freehold | **Council Tax Band:** Band F | **Energy Rating:** Band D

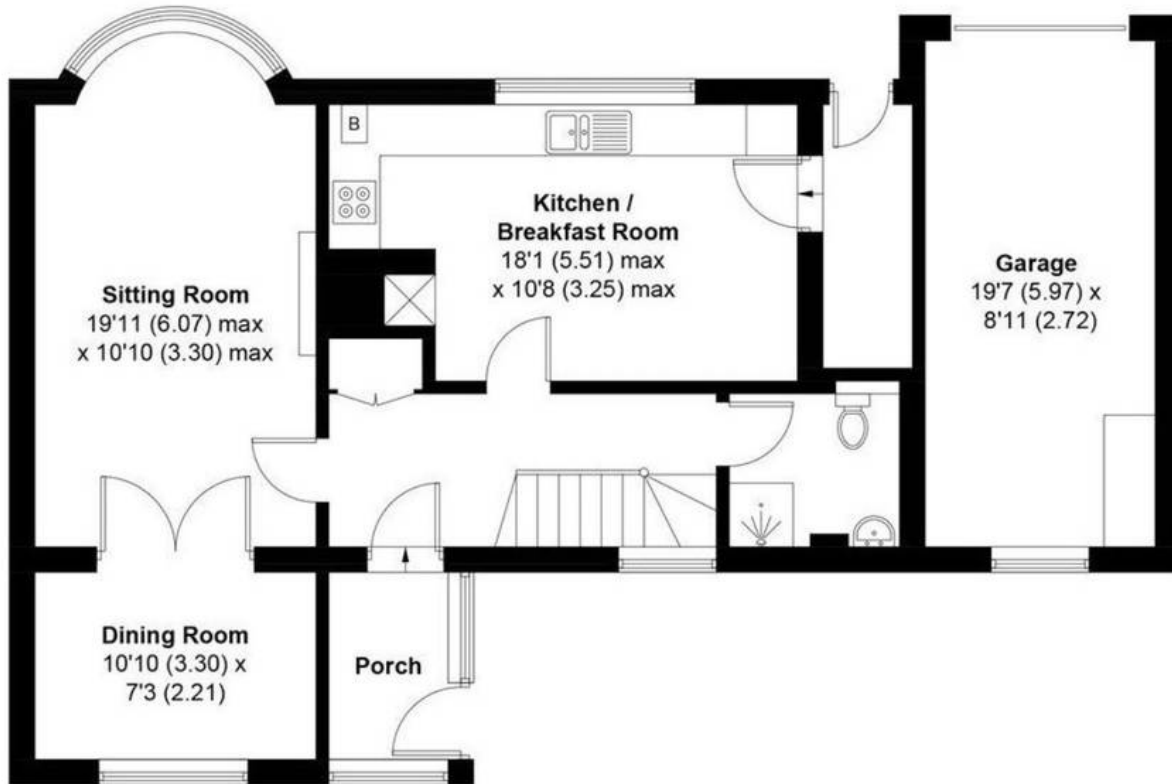
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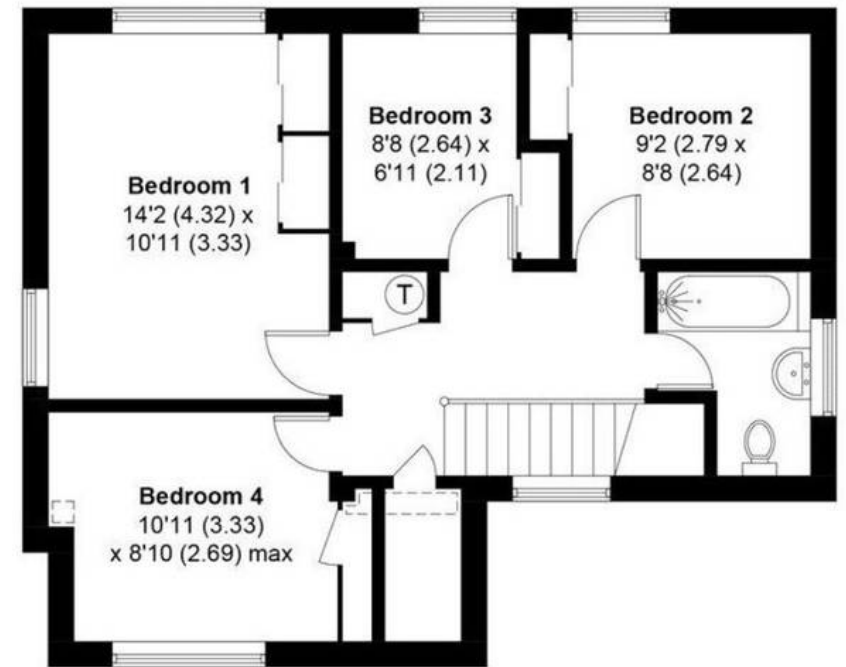


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APPROXIMATE GROSS INTERNAL AREA = 1321 SQ FT / 122.7 SQ M
GARAGE = 173 SQ FT / 16.1 SQ M
TOTAL = 1494 SQ FT / 138.8 SQ M



GROUND FLOOR



FIRST FLOOR

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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