



25 Britannia Court Gardens, Westward Close

Bosham PO18 8AG

Situated within a sought-after development for the over-50s, this well-presented ground floor apartment offers comfortable, low-maintenance living overlooking arable farmland to the East and a short distance from the upper reaches of Chichester Harbour.

Ideally located within easy reach of local shops, amenities and transport links, the property is perfect for those seeking an independent lifestyle.

The accommodation comprises a private entrance hall with useful storage, a spacious Sitting/Dining Room providing an excellent living and entertaining space, and a separate fitted Kitchen. Double Bedroom. Modern Shower Room. Further benefits include double glazing and gas central heating, allocated parking and use of shared storage shed. Private patio area.

The development is attractive and well maintained, offering peace of mind while retaining complete independence for residents. An excellent opportunity for buyers looking to downsize, enjoy easier living, or secure a conveniently located home in the heart of Bosham, only a short walk to the sea wall that leads to the old village centre and shore walks.

- EXCLUSIVE TO RESIDENTS AGE 50 & OVER
- OVERLOOKING ARABLE FARMLAND
- PRIVATE PATIO
- WELL PRESENTED THROUGHOUT
- NEWLY DECORATED AND NEW CARPETS
- MODERN SHOWER ROOM
- ALLOCATED PARKING
- NO FORWARD CHAIN

Asking Price

£220,000

Leasehold

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ACCOMMODATION

Ground Floor:

- Entrance Hall
- Bedroom
- Sitting/ Dining Room
- Kitchen
- Shower Room



Exterior:

- Allocated parking space
- Use of shared storage shed
- Private patio over looking farmland

EPC: C

Council Tax: B

125 year lease dating from 1/1/2009.

Ground rent £120pa.

Service Charge £112 per month





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LOCATION

The property is well placed for local amenities such as good schools, local shops, transport links and the Centre of Old Bosham village.

Bosham is a very popular sailing destination with an active sailing club, stretches of the Harbour foreshore for beautiful coastal walks and waterside pursuits. This home is situated a short walk to the sea wall that leads to the old village Centre and shore walks. A few moments away is a footpath over the arable fields to Fishbourne.

The village's mainline train station provides links to Chichester, Portsmouth and London Victoria. In the Centre of Bosham you will find the No.56 bus that connects to Chichester regularly throughout the day.

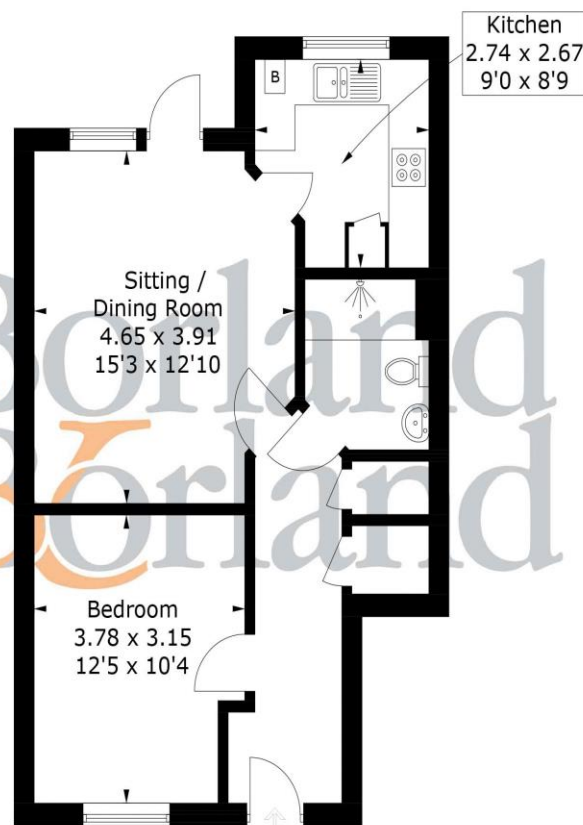




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Approximate Gross Internal Area = 50.5 sq m / 543 sq ft



Ground Floor

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Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. (ID1319684)

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