



Churchill Cottage High Street, Bosham - PO18 8LS

Guide Price £390,000 Freehold - CHAIN FREE -



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Churchill Cottage, High Street

Bosham

A charming, Grade II listed mid-terrace cottage located in the heart of historic Old Bosham. Offering well-arranged accommodation over three floors this cottage is the perfect weekend/holiday home.

The village, with its highly regarded sailing club, Quay Meadow and renowned Saxon church, is just a short walk away, as are a wonderful craft centre, The Millstream Hotel, popular harbourside pub, tearoom and local Co-op store.

- ****NO ONWARD CHAIN****
- Mid-terrace cottage arranged over three floors
- Central Bosham location
- Open-plan kitchen/dining room with shaker-style units
- Well-proportioned 1st floor reception room with front aspect
- Second floor double bedroom with eaves storage and exposed timbers
- Partial views towards Bosham Channel from the upper floor







ACCOMMODATION:

The ground floor is laid out as an open-plan kitchen/dining room, fitted with a range of shaker-style units, integrated electric oven, gas hob and ample work surface, with space for a table and seating. A bay window to the front provides natural light, while a glazed door to the rear provides access via a private passageway off Bosham Lane.

On the first floor, the sitting room is well proportioned with a front-facing window, exposed beams and built-in storage, providing a comfortable main reception space.

The second floor comprises a double bedroom with eaves storage, exposed timbers, together with an adjoining bathroom comprising a bath with shower over and underfloor heating. From this level there are partial views towards Bosham Channel.



Outside, there is useful brick-built shed/store with light, power and water. It currently houses the washing machine and has worktop space and shelving.

INFORMATION: Services: All main. Gas central heating | Local Authority: Chichester District Council | Council Tax Band: Band C | Energy Rating: Band D

what3words: ///canoe.coaching.processor

LOCATION:

Chichester, with its Festival Theatre and ancient cathedral, lies 4 miles to the east, and offers a broad range of shopping and leisure amenities as well as galleries, a museum and restaurants. Further leisure pursuits include horseracing at Goodwood, which also hosts events for motoring enthusiasts, as well as several golf courses. The beautiful beaches of West Wittering cater for swimming and wind/kite surfing. Walking and horse riding can also be enjoyed on the many miles of footpaths and bridlepaths in the South Downs National Park.

Flood History and Risk

The seller advises that the property experienced flooding in 2014. Following that event, flood-resilient measures are understood to have been installed, including solid flooring, raised thresholds and removable flood barriers. Bosham High Street experienced a high-tide event in April 2024. The seller advises that the property suffered no resulting damage, that no remedial works were required and that no insurance claim was made in relation to that particular event.

Prospective purchasers should make their own enquiries regarding the property's flood history, current and future flood risk, the flood-resilient measures installed, and the availability and terms of suitable buildings insurance.

Tenure & Title

The property is Freehold and forms part of a flying freehold arrangement with the adjoining property. It is subject to a covenant requiring coordinated insurance arrangements with the neighbouring owner.

The above information has been provided by our client; prospective purchasers are advised to satisfy themselves as to the accuracy and current position through their own enquiries.





Chancellor Cottage

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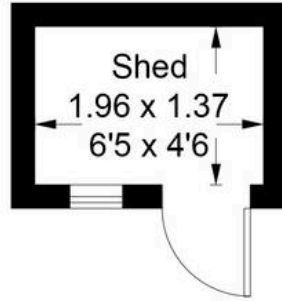
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Approximate Gross Internal Area = 54.4 sq m / 585 sq ft
Shed = 2.6 sq m / 28 sq ft
Total = 57.0 sq m / 613 sq ft
(Including Eaves Storage)

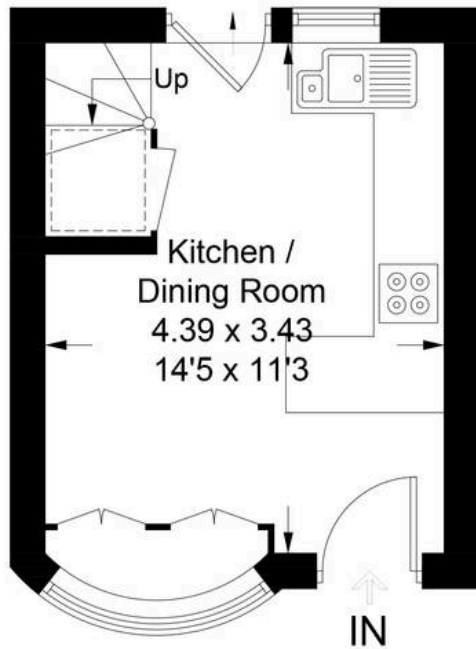


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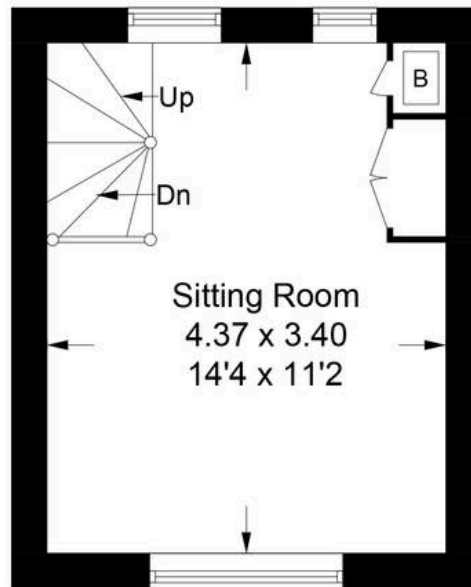


(Not Shown In Actual Location / Orientation)

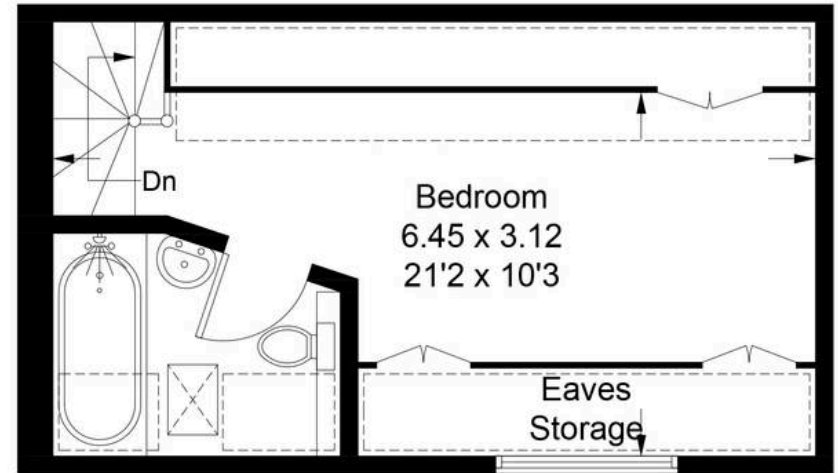
 = Reduced headroom below 1.5m / 5'0



Ground Floor



First Floor



Second Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Created by Emzo Marketing 2026. (ID1287486)



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