



# Appletree Cottage, Bosham Lane, Bosham - PO18 8HP

Guide Price £795,000



STRIDE & SON

# Appletree Cottage, Bosham Lane

Bosham

Appletree Cottage is an attractive end-terrace property set within the sought-after harbour village of Bosham, just a short walk from the waterfront.

- Charming, detached cottage offering well-proportioned accommodation over two floors
- Welcoming entrance hall with cloakroom and stairs to the first floor
- Three bedrooms, including a principal suite with dressing area, and ensuite bathroom
- Spacious kitchen/breakfast room
- Bright sunroom/dining room overlooking the garden
- Attractive sitting room featuring a fireplace and double doors to the sunroom
- Beautifully landscaped rear garden with paved terrace, established borders, and excellent privacy
- Detached garden office/studio with small shower room — perfect for home working or hobbies
- Single garage to the rear & planning approved for new driveway & dropped kerb







## Accommodation

The cottage offers well-proportioned accommodation arranged over two floors, with 3 bedrooms, 2 bathrooms, large kitchen/breakfast room, sunroom and is enhanced by a mature, private, well-planted garden to the rear.

Further enhancing the property's appeal, planning permission has been granted for the creation of off-road parking. The approved scheme includes a new permeable-surfaced driveway, dropped kerb and partial removal of the existing front wall and hedge.

This presents the incoming purchaser with an excellent opportunity to improve access and provide convenient private parking, subject to implementing the approved plans and complying with the associated conditions.



The front door opens into a welcoming entrance hall with cloakroom and stairs rising to the first floor. The generous kitchen/breakfast room is fitted with a range of base and wall cabinets, granite worktops, and integrated appliances, with a solid wood table.

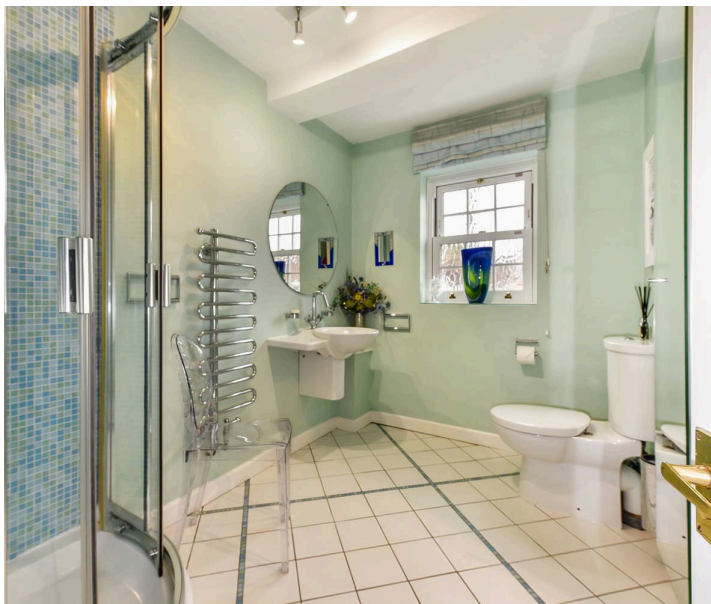
- Charming, detached cottage offering well-proportioned accommodation over two floors
- Welcoming entrance hall with cloakroom and



Beyond the kitchen lies the spacious sitting room, featuring an attractive brick fireplace and double doors leading into the sunroom. This bright and versatile space enjoys views across the landscaped rear garden and provides an excellent area for dining or relaxation, with French doors opening to the paved terrace.

Upstairs, the property offers three bedrooms. The principal bedroom includes a dressing area with fitted wardrobes and ensuite bathroom room, while bedroom two is a comfortable double overlooking the front of the property with two double wardrobes. Bedroom three provides flexibility as a guest room or study.

A well-appointed shower room, fitted with a modern white suite including a corner shower, low level WC and wash hand basin completes the first-floor accommodation.



To the rear, the paved garden is attractively landscaped with established borders and seating areas, offering a high degree of privacy.

A detached garden office provides a useful workspace or studio, and benefits from a small shower room. The property has a single garage to the rear.

## LOCATION:

The property is centrally located in historic Bosham, within easy walking distance of the foreshore, sailing club, quay and church. The village offers pubs, cafés, convenience stores, schools and a train station. Bosham Channel provides excellent access to Chichester Harbour for sailing, paddleboarding and kayaking.

The South Downs National Park and Goodwood Estate lie to the north, while Chichester is approximately four miles east, offering shops, restaurants, cultural attractions and mainline rail services to London. West Wittering and East Head beaches are also within easy reach.

Services: All mains

Tenure: Freehold

Local Authority: Chichester District Council

Council Tax Band: F

Energy Rating: D

what3words: ///spun.burglars.late







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# Apple Tree Cottage, Bosham Lane, PO18 8HP

Approximate Gross Internal Area = 122.9 sq m / 1323 sq ft

Garden Office = 11.9 sq m / 128 sq ft

Garage = 13.1 sq m / 141 sq ft

Total = 147.9 sq m / 1592 sq ft

Produced for Stride & Son Estate Agent.



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 2025. (ID1254275)



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