



Kallia Walton Lane, Bosham - PO18 8QF

Guide Price £715,000 Freehold - CHAIN FREE -



EST 1850  
STRIDE & SON

# Kallia Walton Lane

Bosham

An attractive 1930s semi-detached family house, close to the heart of Bosham village and the harbour with 5 bedrooms, 3 bathrooms, a generous driveway and a good-sized south-facing rear garden with pedestrian access.

- Substantial semi-detached family house just a short walk from Bosham harbour
- Five bedrooms, including four well-proportioned doubles
- Living room with bay window and open fireplace
- Second reception room opening directly onto the rear garden
- Breakfast room linking to kitchen and integral garage
- Principal bedroom with Juliet balcony and ensuite bathroom
- Several bedrooms enjoy distant views towards the South Downs
- South-facing rear garden with lawn, pond and mature planting
- Integral garage and driveway parking
- Scope for modernisation and reconfiguration into open-plan living





## ACCOMMODATION:

The accommodation comprises an entrance hall with stairs to the first floor and an understairs storage cupboard with coat hooks and space for coats.

To the front of the house is the living room, overlooking the driveway through a bay window and featuring an open fire. There is a second reception room to the rear with a glazed door opening onto the garden. A breakfast room provides access to the kitchen and the integral garage.

The kitchen has a door and window looking towards the garden. A rear hall gives access to the wet room/WC and also to the integral garage.

On the first floor, the property offers four good-sized double bedrooms together with a fifth bedroom, which would suit use as either a large single or small double. The principal bedroom has a Juliet balcony and an ensuite bathroom with corner shower, WC and wash hand basin.

Bedroom three is situated above the garage and enjoys distant views towards the South Downs. Bedroom two is another very good-sized double room with a bay window, recessed wardrobes, and similarly enjoys distant views towards the South Downs.





## ACCOMMODATION:

Bedroom four has a pleasant outlook over the rear garden, whilst bedroom five also overlooks the garden. The family bathroom is fitted with a bath with shower over, WC and wash hand basin.

The rear garden is a particularly attractive feature of the house, being south facing, of good size, and mostly laid to lawn with a pond, together with several mature trees and shrubs. A gate at the rear provides useful pedestrian access.

The property has been well maintained by the previous owners, although it may now benefit from a degree of modernisation and updating. There is clear scope, subject to any necessary consents, to combine the kitchen, breakfast room and potentially the rear hall to create a more contemporary open-plan kitchen/dining space and the property benefits from a large loft space.



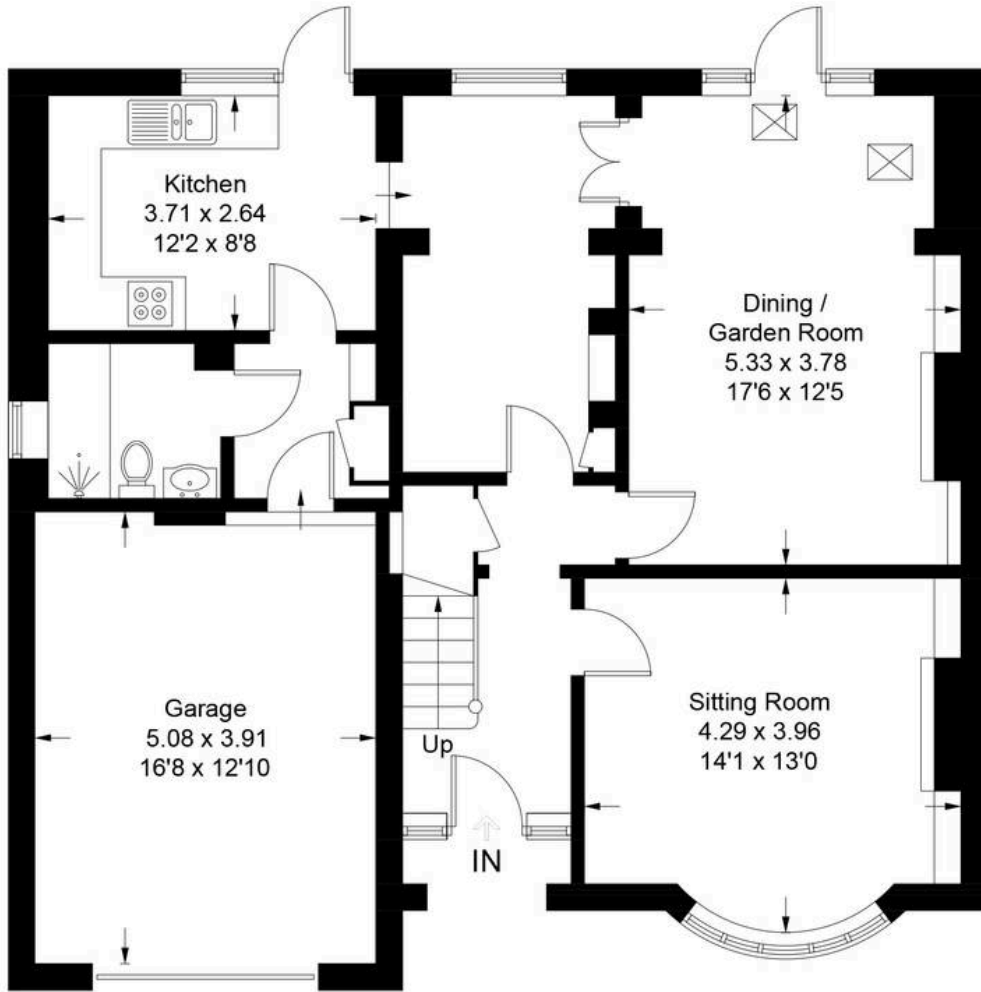


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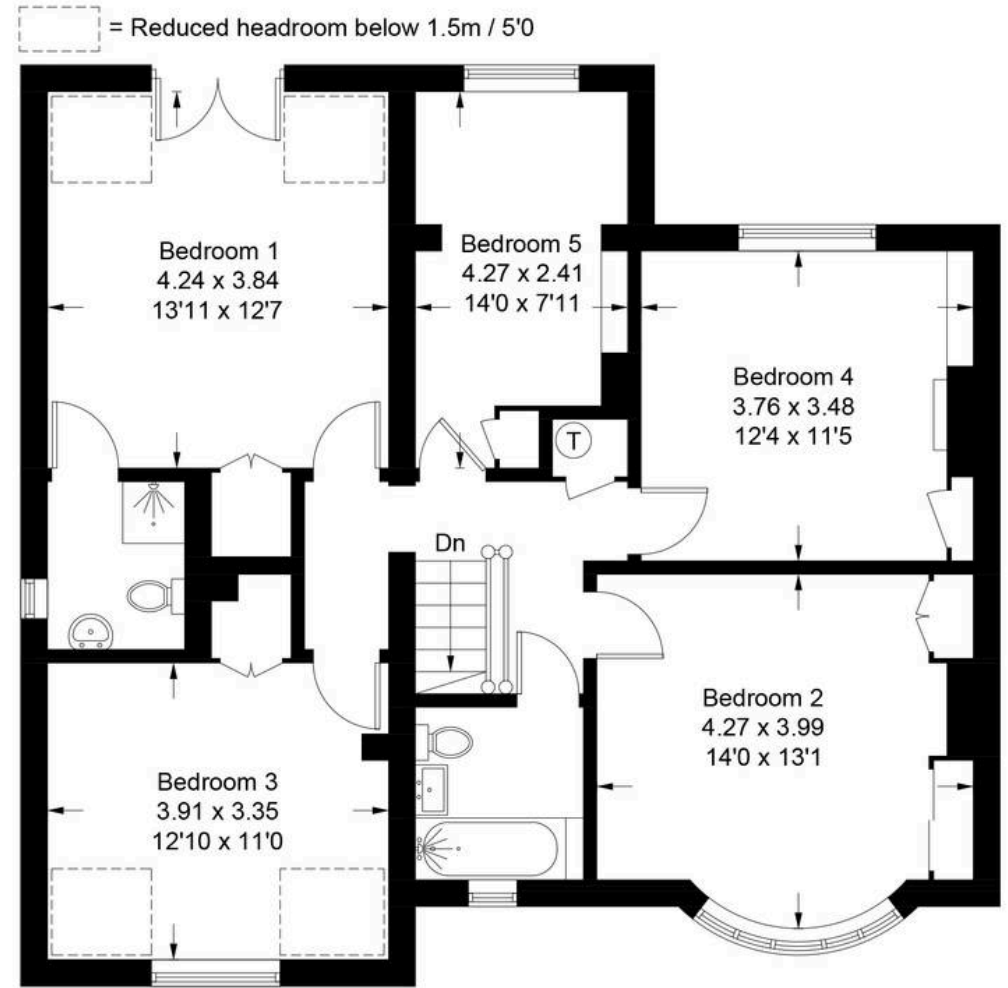
# Kallia, Walton Lane, PO18 8QF

Approximate Gross Internal Area = 185.3 sq m / 1994 sq ft  
(Including Garage)

Produced for Stride & Son Estate Agent.



Ground Floor



First 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.

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## LOCATION:

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 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 main | Tenure: Freehold |  
Local Authority: Chichester District Council | Council  
Tax Band: Band D | Energy Rating: Band C**

what3words: ///jiggle.fiery.rags





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