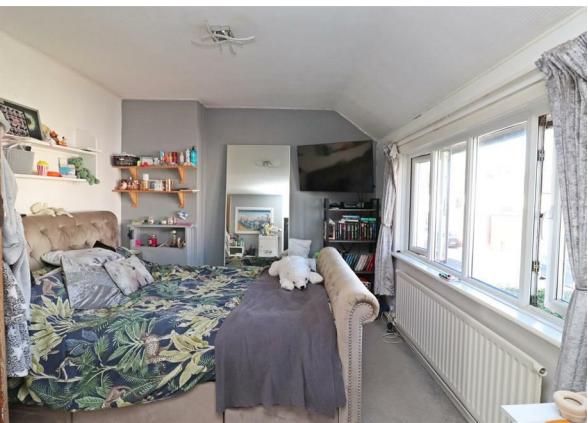


Williams Road, Bosham, Chichester, PO18 8JS

GUIDE PRICE OF £325,000 - £350,000

EPC Rating: C Council Tax Band: C



6 Williams Road, Bosham, Chichester, PO18 8JS

GUIDE PRICE OF £325,000 - £350,000

Council Tax Band: C

Well-proportioned two-bed home in sought-after Bosham, offered with no onward chain. Features a spacious living room, large kitchen, conservatory, and two good bedrooms. Lived-in and ready for modernisation, offering great potential in a desirable location.

Located in the desirable coastal village of Bosham, this two-bedroom home on Williams Road presents an excellent opportunity for buyers looking for a property with strong potential in a well-connected and characterful area. Offered with no onward chain, the property provides straightforward, uncomplicated progression for those keen to move swiftly.

The ground floor layout has been thoughtfully arranged to maximise space and natural light. The property opens into a welcoming hallway that leads directly into a generous sitting room, a comfortable space ideal for relaxation or entertaining. With its broad front-facing window, the room enjoys good light throughout the day and offers versatility in terms of how furniture can be arranged.

From here, you enter a spacious kitchen, designed around a practical U-shaped configuration that offers extensive worktop areas, ample cupboards, and space for appliances. The kitchen's footprint is a real asset, giving future owners plenty of scope should they wish to update or reconfigure it. It flows naturally into the conservatory, which acts as a bright extension to the ground floor, ideal as a dining area,

morning coffee spot, or hobby room. The conservatory provides direct access to the garden, making it a lovely transition between indoor and outdoor living. Completing the ground floor is a shower room, adding valuable convenience to the layout.

#### Two Well-Sized Bedrooms and a Family Bathroom

Upstairs, the property offers two comfortable bedrooms. Bedroom One is notably spacious, stretching the full depth of the house. It benefits from a wide window that brings in plenty of natural light, creating a pleasant and airy atmosphere.

Bedroom Two, a solid double room, provides flexibility for a range of uses—guest accommodation, a child's room, home office, or dressing room. A family bathroom serves the first floor and is positioned centrally off the landing.

#### A Home Ready for Personalisation

The property is clearly a well-loved, lived-in home, and while it is fully functional, it would now benefit from modernisation. This allows the next owner to update finishes, décor, and fittings in line with their own taste and lifestyle. Its room proportions, layout, and natural light

provide a strong foundation for anyone looking to create a more contemporary living environment without needing to alter the structure significantly.

#### Sought-After Location in Beautiful Bosham

Bosham remains one of the area's most charming and desirable villages. Williams Road is well placed for easy access to: Bosham's picturesque harbour and scenic coastal walks, local shops and amenities, highly regarded schools, excellent transport links, including nearby Bosham railway station and easy access to the A27.

The village offers a unique blend of community warmth, coastal serenity, and convenient connectivity—qualities that make homes here consistently in demand.

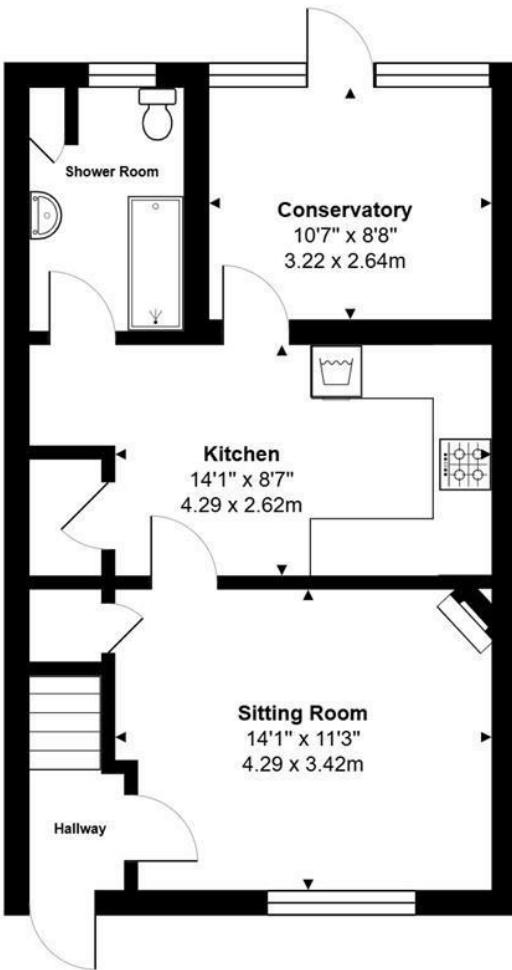
#### A Great Opportunity with No Onward Chain

This property represents an excellent chance for buyers seeking a home with potential in a location that continues to perform strongly. Whether you're a first-time buyer, downsizer, or someone searching for a project with long-term value, this house on Williams Road offers an inviting base from which to create a personalised and modern home.

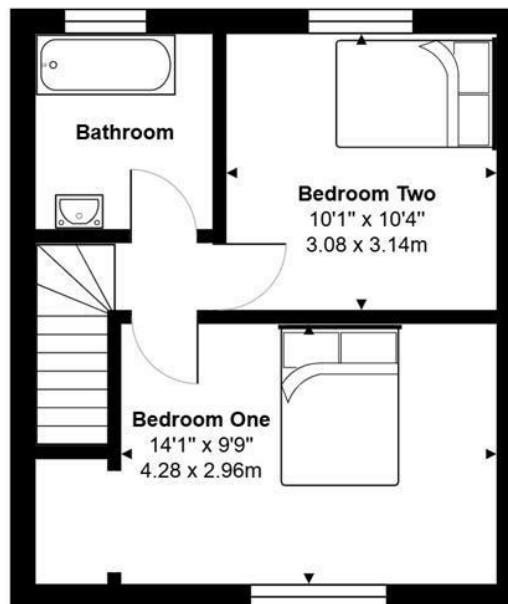




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Total Area: 872 ft<sup>2</sup> ... 81.0 m<sup>2</sup>



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	