



26 Fairfield Road, Bosham - PO18 8JH

Guide Price £650,000 - FREEHOLD



STRIDE & SON

26 Fairfield Road

Bosham, Chichester

A cleverly extended home offering nearly 1,700 sq ft of well-considered living space, with a vaulted open-plan heart to the house and a sunny south-facing rear garden within easy reach of the harbour.

- Substantially extended three-bedroom, three bathroom home in Bosham
- Modern grey kitchen with range cooker and stone-effect worktops
- Impressive open-plan sitting and dining room with vaulted ceiling, roof lights, and full-width glazing to the garden
- Ground floor bedroom with adjacent shower room
- Sliding doors from living space to paved rear terrace and lawned garden
- Two further double bedrooms on the first floor, both with eaves storage
- Separate snug providing a second reception room or playroom
- Approximately 1,690 sq ft of accommodation across two floors
- Integral garage and gravelled driveway with off-road parking for multiple vehicles
- Short walk to Bosham Harbour







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26 Fairfield Road is an extended and well-presented three-bedroom chalet bungalow in Bosham, offering versatile accommodation across two floors totalling approximately 1,690 sq ft. The property has been thoughtfully improved in recent years, with a rear extension creating a generous open-plan living space that is the standout feature of the house.

The entrance leads into the ground floor accommodation, which has been configured to make excellent use of the extension. The sitting room at 16'10 x 13'10 and the adjoining dining area flow together as one large, open-plan space beneath a vaulted ceiling with roof lights, with full-width anthracite-framed glazing to the rear overlooking the garden and sliding doors opening to the patio. The overall effect is bright and airy throughout the year. The kitchen at 12'9 x 8'10 is fitted with handle less grey gloss units, stone-effect worktops, and a substantial range cooker with extractor over. A separate snug at 13'11 x 10'9 provides a useful second reception room or playroom. Bedroom 1 at 12'11 x 8'11 is located on the ground floor and is served by a separate shower room. An integral garage completes the ground floor.





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On the first floor, Bedroom 2 is a generous double at 16'5 x 13'11 with eaves storage. Bedroom 3 at 13'1 x 9'3 is a further comfortable double, again with eaves cupboard. The first floor bathroom is a particular feature, fitted with a freestanding roll-top bath lit by a Velux above, travertine-effect tiled flooring, and a heated towel rail. A separate family bathroom with bath and overhead shower serves the first floor bedrooms.

Outside, the rear garden is lawned with a paved patio terrace directly off the sitting room and established planted borders providing good screening. To the front there is a gravelled driveway with parking for multiple vehicles and garage.

Fairfield Road is within easy reach of Bosham village centre, the harbour, and the sailing club, and sits within the PO18 postcode area close to the West Sussex coast.



Fairfield Road sits within the village of Bosham, one of the most sought-after addresses on the West Sussex coast and a short walk from the harbour foreshore, the sailing club, and the village centre. The walk along The Trippet to Quay Meadow and the historic Saxon church — depicted in the Bayeux Tapestry — is one of the area's best known routes. The Anchor Bleu pub sits on the quayside, and the Millstream Hotel restaurant is a short walk along Bosham Lane. A village post office and store can be found in Delling Lane. Bosham Sailing Club, home to the largest fleet of classic day boats in the country, is within easy reach, as are further clubs at Itchenor, Dell Quay, Chichester Marina, and Emsworth. Chichester city centre is approximately five miles to the east, with a mainline railway station providing direct services to London Victoria and Gatwick. Bosham station, around a mile to the north, offers local services to Chichester and Havant. Road connections are good via the A259 and A27.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:







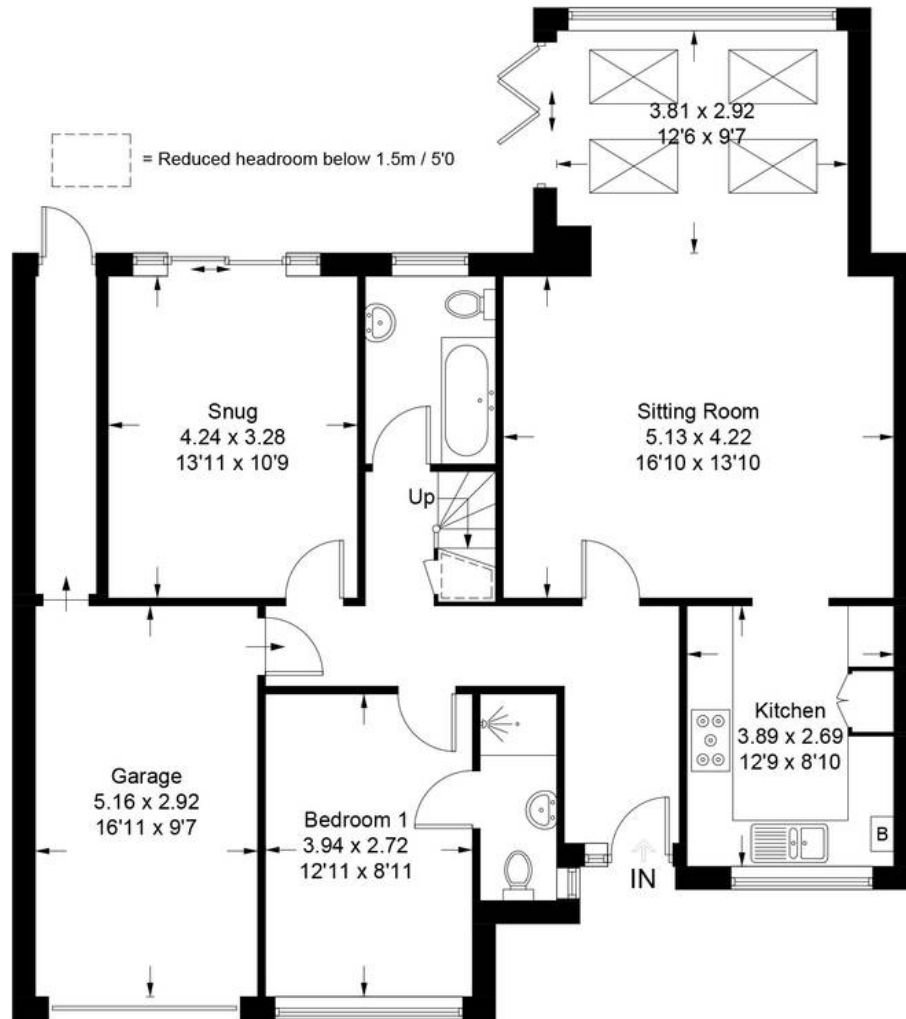
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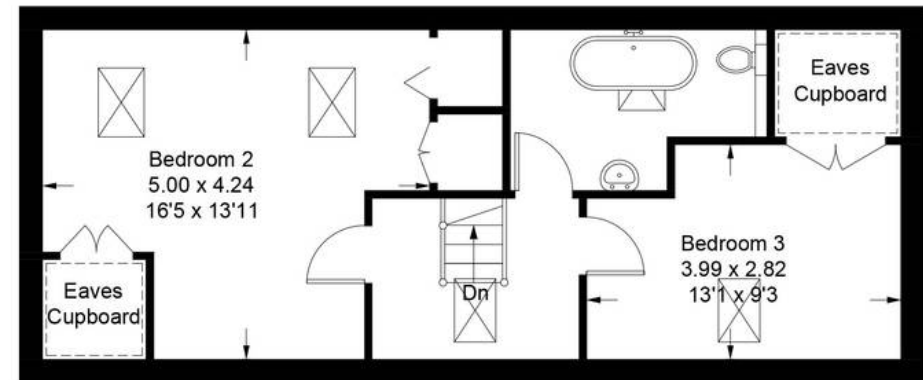
Approximate Gross Internal Area = 157.0 sq m / 1690 sq ft
(Including Garage & Eaves Cupboard)



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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Stride & Son

Stride & Son, 37 South Street - PO19 1EL

01243 782626

contact@strideandson.co.uk

www.strideandson.co.uk



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