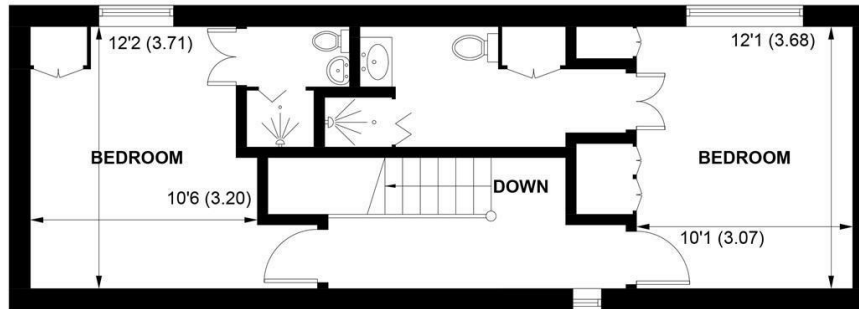




THE OLD BAKEHOUSE BOSHAM LANE, BOSHAM, CHICHESTER, PO18 8HU



FIRST FLOOR



GROUND FLOOR

**APPROXIMATE GROSS INTERNAL AREA = 1111 SQ FT / 103.2 SQ M
(EXCLUDING STORE)**

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2022 ©

Produced for Sims Williams

£1,695 PCM

THE OLD BAKEHOUSE, BOSHAM LANE, BOSHAM PO18 8HU

- Pretty Period Cottage
- Stone's Throw From Harbour
- Entrance Hall
- Cloakroom
- Study
- Sitting Room
- Modern Kitchen
- Garden & Off - Road Parking
- Five Week Security Deposit

EPC RATING

Current = D

Potential = B

COUNCIL TAX BAND

Band = E

A simply gorgeous period cottage, set in an idyllic village location, which is rarely available. For those seeking a quiet retreat away from London, this property will be ideal and it will also suit a professional working couple. It combines modern comforts with character, having been decorated to a high standard.

The sitting room is of particular note, being of a generous size and also having a pretty fireplace as the focal point. It also has double doors leading out to the garden.

The kitchen is well equipped and modern, with a granite work surface and Shaker style storage units. It is adjacent to the dining/garden room, which makes an ideal area for eating and has a delightful outlook over the garden.

Also on the ground floor, there is a useful study and a cloakroom, accessed off the entrance hall. On the first floor, there are two double bedrooms, both of which have en - suite shower rooms.

There is off - street parking for cars plus a dinghy next to the cottage, via an enclosed courtyard. The rear garden is laid to patio and is therefore easy to maintain. It also features a pergola.

One pet considered.

Bosham is a highly desirable village to live

in, with an array of stunning period properties, particularly near the harbour. The village boasts some useful shops in the nearby arcade, along with two Co - Ops, a village church and some public houses.

There are some beautiful walks right on the doorstep and Bosham Sailing club is also nearby. Chichester, to the east, has a wider selection of shops and restaurants, as well as the Festival Theatre and Pallant House Gallery.

There is a train station in Bosham which has regular trains running to London.

Application and Fees Holding Deposit – capped at One weeks rent Paid by you to reserve the Property. This will only be retained by us if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/or Deed of Guarantee) within 15 calendar days.

