



Mallard Cottage Old Bridge Road, Bosham - PO18 8PG

Guide Price £335,000



STRIDE & SON

Mallard Cottage Old Bridge Road

Bosham, Chichester

A beautifully presented two-bedroom cottage in a desirable Bosham setting, offering stylish open-plan living, two generous bedrooms, parking and an attractive courtyard garden.

- Desirable Bosham location
- Two-bedroom cottage
- Beautifully presented throughout
- Open-plan sitting/dining/kitchen space
- Modern fitted kitchen
- First floor bathroom
- Ground floor cloakroom
- Attractive landscaped courtyard garden
- Allocated/off-road parking







Accommodation

The property extends to approximately 838 sq ft and has been thoughtfully modernised to create a bright, comfortable and easy-to-maintain home.

The ground floor is arranged around an impressive open-plan sitting, dining and kitchen space, providing an excellent area for everyday living and entertaining. The sitting/dining area is spacious and welcoming, with French doors opening directly onto the courtyard garden. The kitchen is fitted with a range of modern units, work surfaces and integrated appliances, with good storage and preparation space. There is also a useful ground floor cloakroom off the entrance hall.

On the first floor, there are two generous bedrooms, both offering comfortable proportions, together with a modern bathroom fitted with bath, shower over, WC and basin.

Outside, the property benefits from an attractive landscaped courtyard garden, designed for low-maintenance enjoyment with a paved seating area, gravelled sections, planting and an area of artificial lawn. The space offers a private setting for outdoor dining and relaxation.

To the front, there is allocated parking available.



Old Bridge Road is situated in the sought-after village of Bosham, one of the most popular and picturesque harbour villages on the south coast.

Bosham is renowned for its historic waterfront, sailing facilities, ancient church, independent shops, cafés and pubs, as well as its strong sense of community.

The surrounding area is ideal for those who enjoy coastal living, with lovely walks around the harbour and access to Chichester Harbour.

The cathedral city of Chichester lies nearby and provides a wider range of shopping, cultural and leisure facilities, including the Festival Theatre, Pallant House Gallery, restaurants, schools and a mainline railway station.

Road links via the A27 provide access along the south coast towards Portsmouth, Arundel, Brighton and beyond.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C







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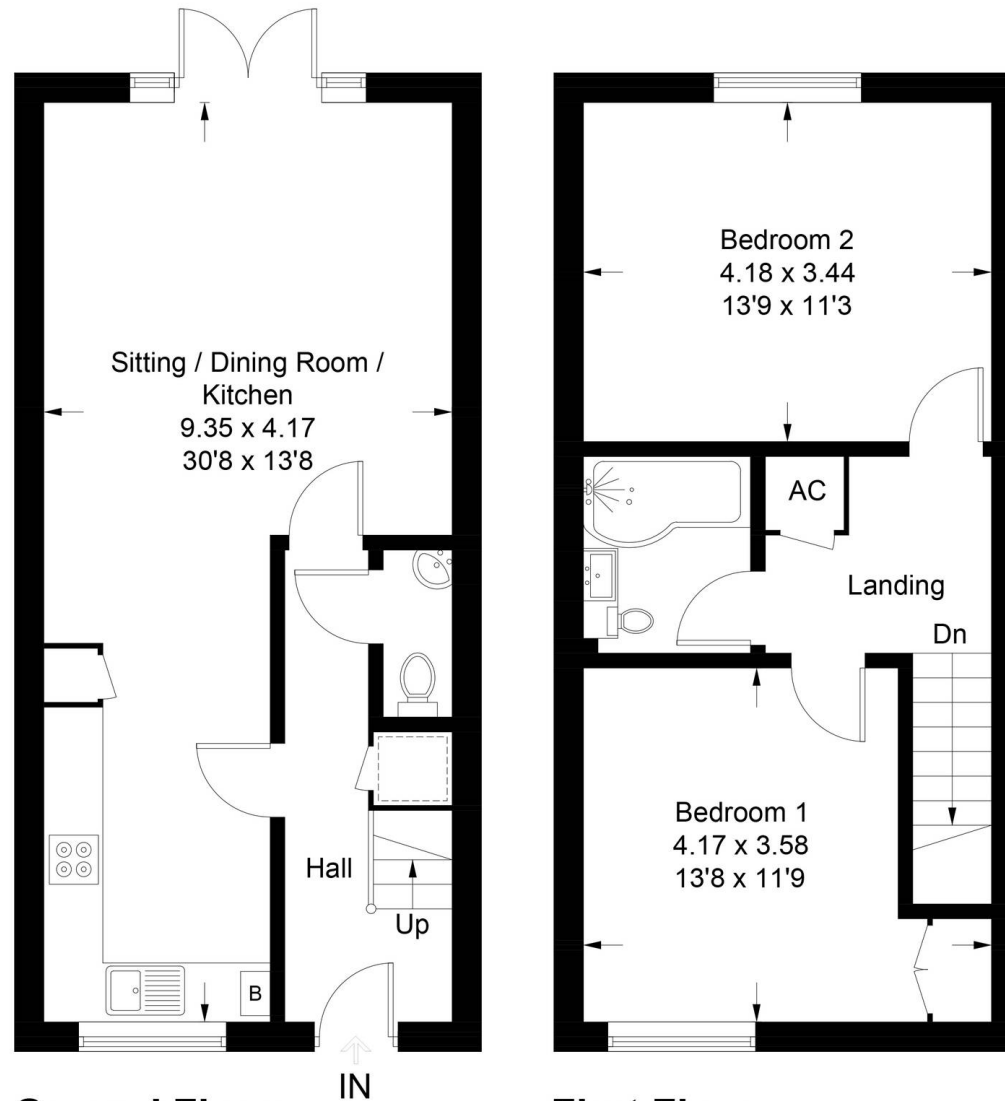
Mallard Cottage, Old Bridge Road, PO18 8PG

Approximate Gross Internal Area = 77.9 sq m / 838 sq ft



Produced for Stride & Sons Estate Agent.

 = Reduced headroom below 1.5m / 5'0



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. Created by Emzo Marketing 2026. (ID1330555)



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