



Flint Cottage Bosham Lane, Bosham - PO18 8HP
£610,000 Freehold



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Flint Cottage Bosham Lane

Bosham

Situated in the centre of Bosham, an attractive modern cottage with distinctive flint elevations, 3 bedrooms, garage and private rear garden, within easy reach of the harbour and village amenities.

- Attractive brick and flint village cottage
- Stylishly reconfigured for modern living
- Impressive open-plan ground floor layout
- Fireplace to the main sitting area
- Excellent natural light throughout
- Glazed doors opening to the garden
- Garage with internal access
- Principal bedroom with ensuite
- Three well-arranged first floor bedrooms
- Enclosed low-maintenance rear garden







ACCOMMODATION:

Constructed in brick and flint, the property has been thoughtfully adapted by the current owner to create a more contemporary arrangement, with the ground floor now centred around an impressive open-plan living space designed to suit modern day use. The kitchen, dining area and sitting room connect naturally as one principal room, enhanced by newly laid wooden flooring which brings warmth and continuity throughout. Within the sitting area, a brick-built open fireplace provides a natural focal point, while a triple rear window and glazed double doors draw in excellent natural light and create a direct relationship with the garden beyond.

The adjoining garage is accessed internally from the main living space, offering useful flexibility and clear potential for utility provision if required, while a cloakroom completes the ground floor accommodation.

Upstairs, there are three bedrooms arranged around the first floor. The principal bedroom overlooks the rear garden and benefits from built-in wardrobes together with an en suite shower room. A second double bedroom is positioned to the front, also with fitted storage, while the third bedroom is currently arranged as a dressing room with an extensive range of deep built-in wardrobes.

Outside, the rear garden is fully enclosed and designed for ease of maintenance, bordered by brick walling and planted with established shrubs to provide privacy and year-round interest. An archway to the side gives access to a turning area and the garage.



LOCATION:

The property is particularly well placed for enjoying the character of old Bosham, with Bosham Sailing Club, the quay and waterfront all within a short walk, together with the village's shops, cafés and railway station. Beyond the village, Chichester offers extensive cultural, shopping and educational facilities, with excellent access to the surrounding coastline, harbour waters and the wider South Downs countryside. The property enjoys a central location within the historic village of Bosham, and is within easy walking distance of the foreshore, sailing club, quay, and church. 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 calm 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.

INFORMATION: Services: All mains Tenure: Freehold Local Authority: Chichester District Council Council Tax Band: Band F Energy Rating: Band D what3words: ///prepares.snippets.opens



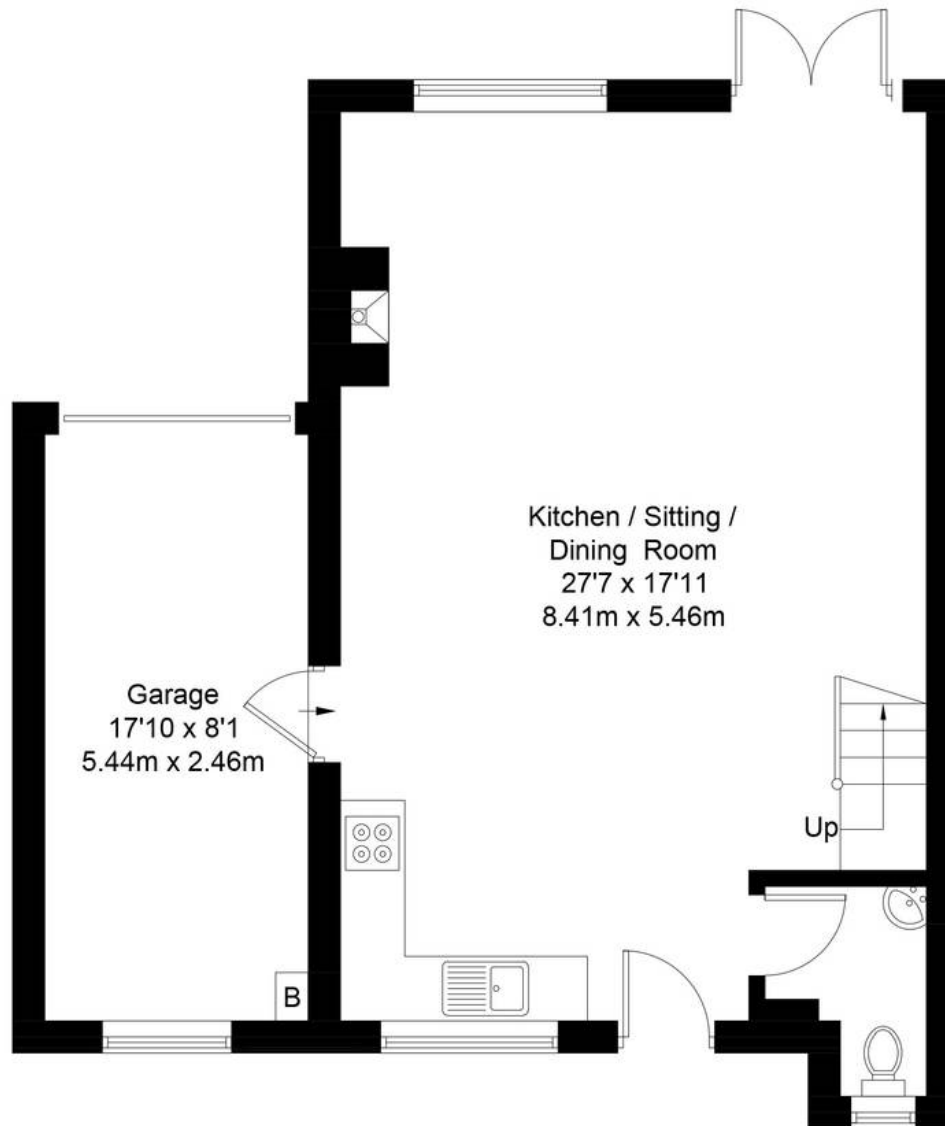




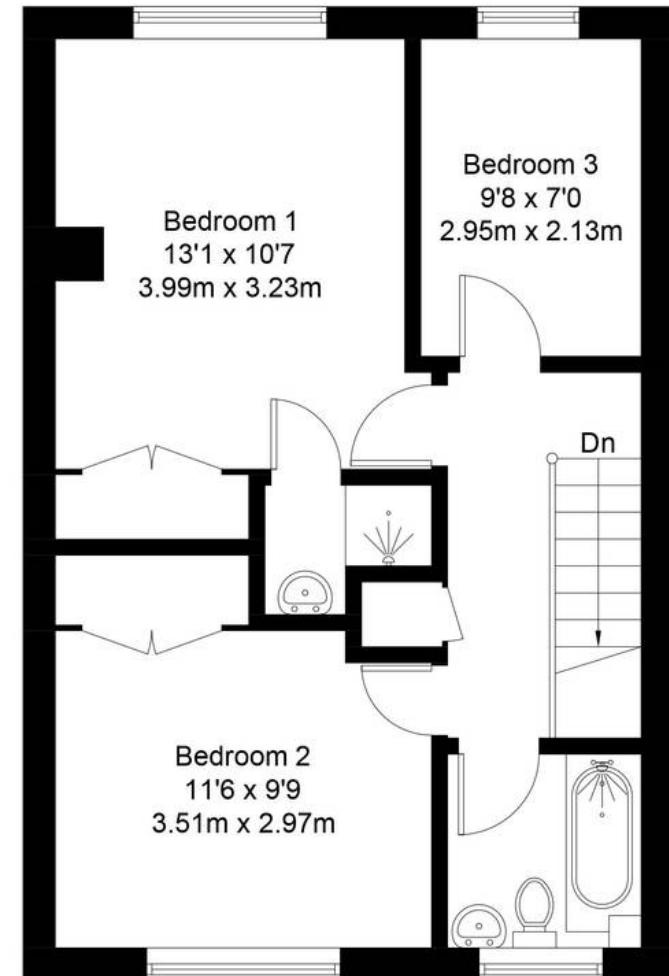
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APPROXIMATE GROSS INTERNAL AREA = 1162 SQ FT / 108.0 SQ M
(INCLUDING GARAGE)



GROUND FLOOR



FIRST FLOOR

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1254497)

Produced for Tod Anstee



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