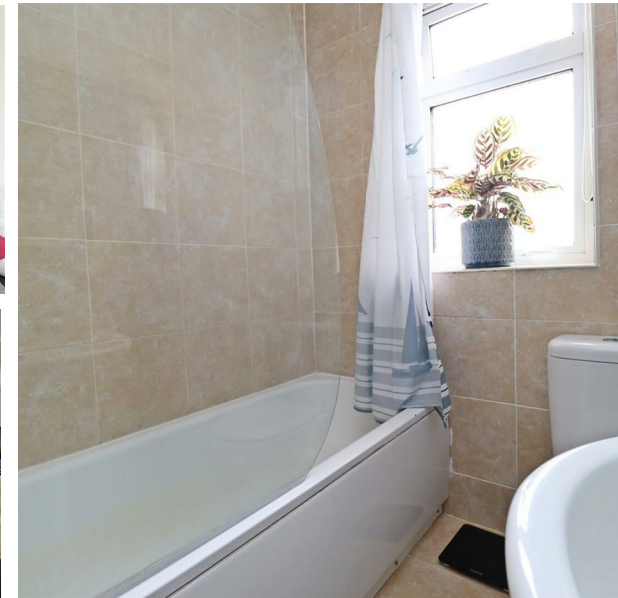


Ground Floor Flat, Williams Road, Bosham, West, PO18 8JR

Asking price £190,000

EPC Rating: F Council Tax Band: B



## Ground Floor Flat, Williams Road, Bosham, West, PO18 8JR

Asking price £190,000

Council Tax Band: B

Spacious one bedroom ground floor apartment with private street entrance, detached studio with shower room, shared garden and share of freehold, ideally positioned within the heart of Bosham village. An ideal first time purchase, investment or coastal retreat.

A well presented one bedroom ground floor apartment with its own private street entrance, situated within the highly sought-after village of Bosham. Forming part of an attractive converted property on Williams Road, this charming home offers spacious accommodation together with a detached studio/outbuilding and access to a shared rear garden.

The property is approached directly from the street via its own private entrance, giving the apartment a more independent feel than many similar properties. Internally, the accommodation is bright, well maintained and presented in good decorative order throughout, making it an ideal first time purchase, investment opportunity or coastal lock-up-and-leave.

The generous sitting room enjoys a bright bay window to the front aspect, creating a welcoming main living space. To the rear, the kitchen is fitted with a range of units and work surfaces whilst still allowing room for day-to-day practicality and storage. The bedroom is a comfortable double room and is served by a modern bathroom suite.

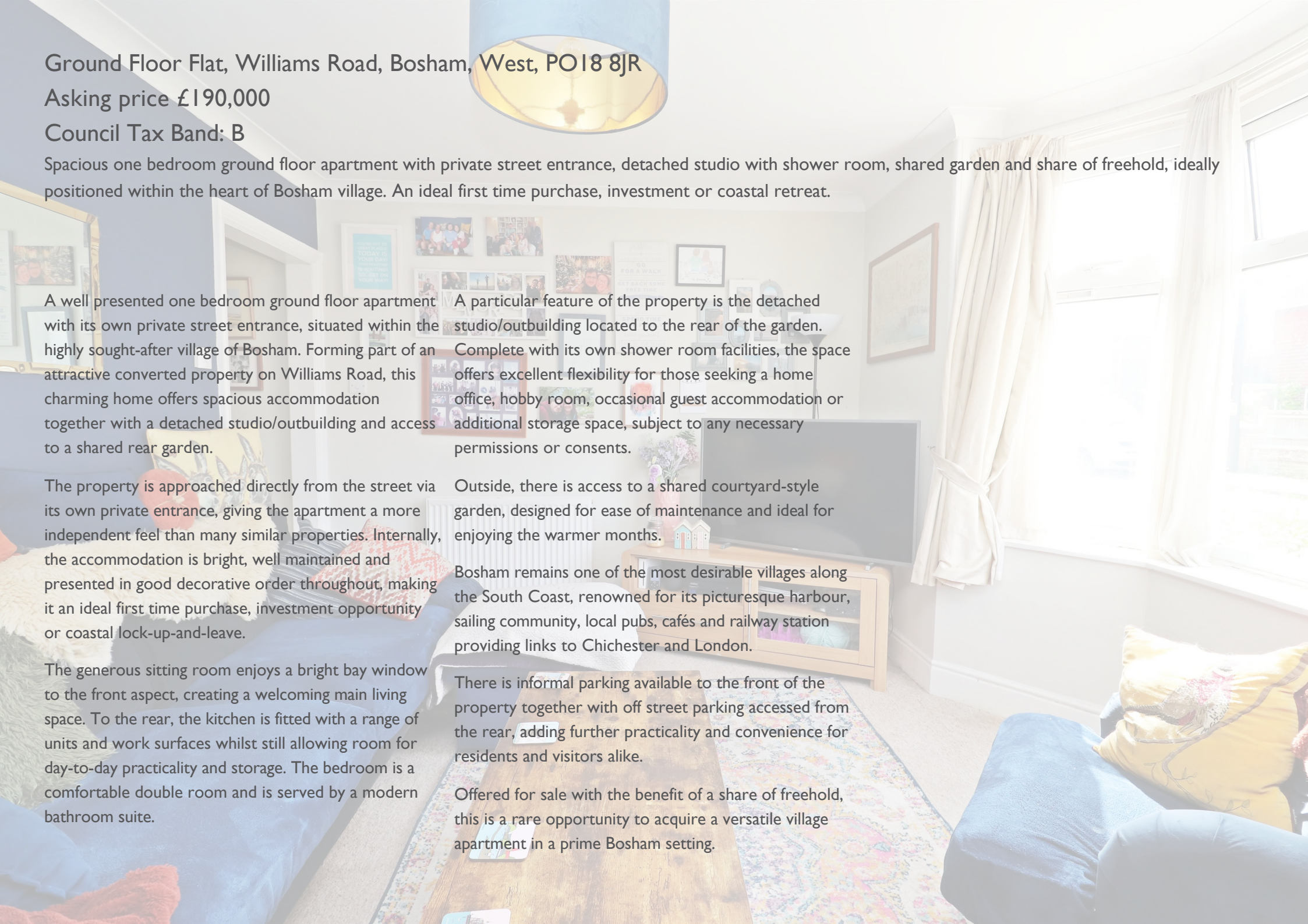
A particular feature of the property is the detached studio/outbuilding located to the rear of the garden. Complete with its own shower room facilities, the space offers excellent flexibility for those seeking a home office, hobby room, occasional guest accommodation or additional storage space, subject to any necessary permissions or consents.

Outside, there is access to a shared courtyard-style garden, designed for ease of maintenance and ideal for enjoying the warmer months.

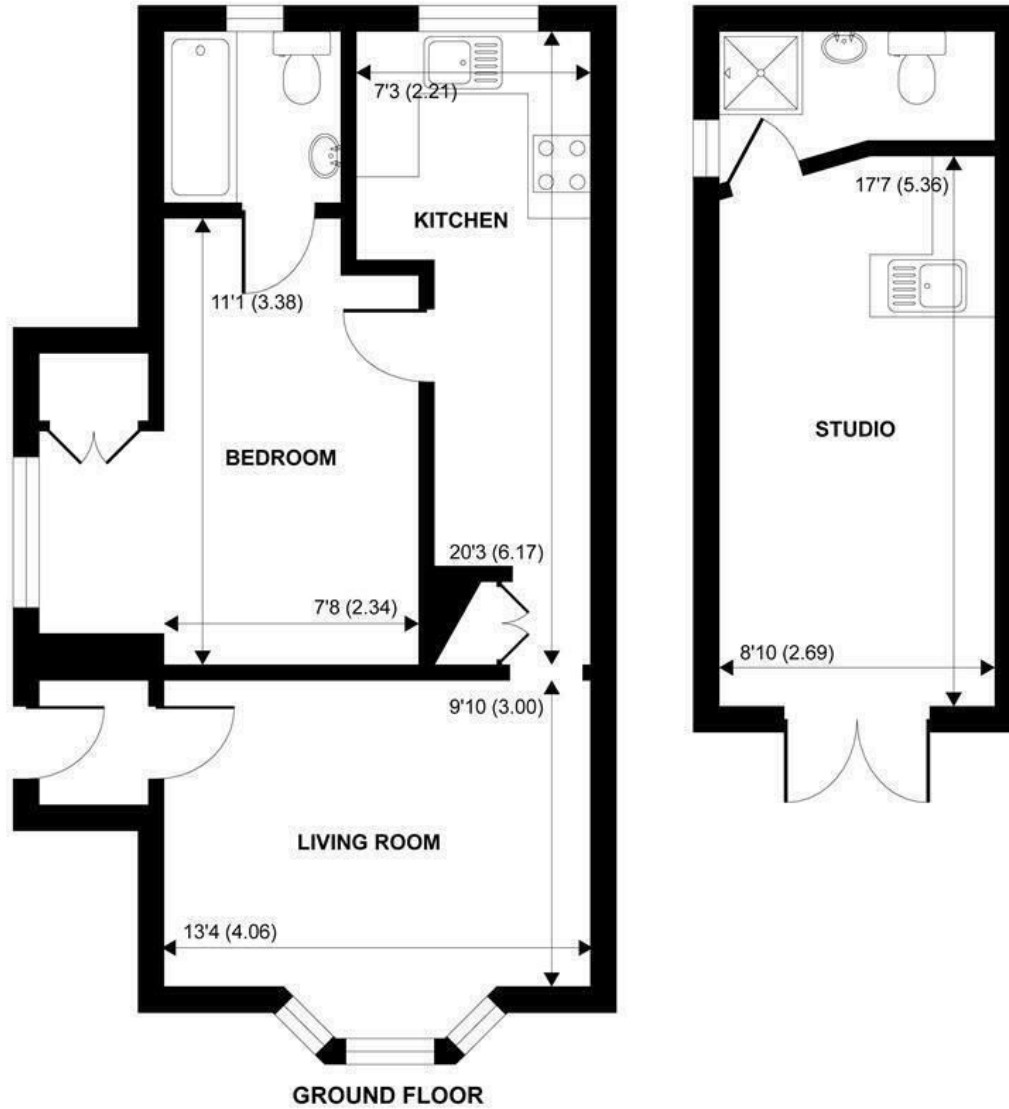
Bosham remains one of the most desirable villages along the South Coast, renowned for its picturesque harbour, sailing community, local pubs, cafés and railway station providing links to Chichester and London.

There is informal parking available to the front of the property together with off street parking accessed from the rear, adding further practicality and convenience for residents and visitors alike.

Offered for sale with the benefit of a share of freehold, this is a rare opportunity to acquire a versatile village apartment in a prime Bosham setting.







APPROX. GROSS INTERNAL FLOOR AREA 677 SQ FT 62.9 SQ METRES

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2018©

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			76
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>		27	
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	