



10 Marcuse Fields, Bosham - PO18 8NA

Guide Price £1,250,000



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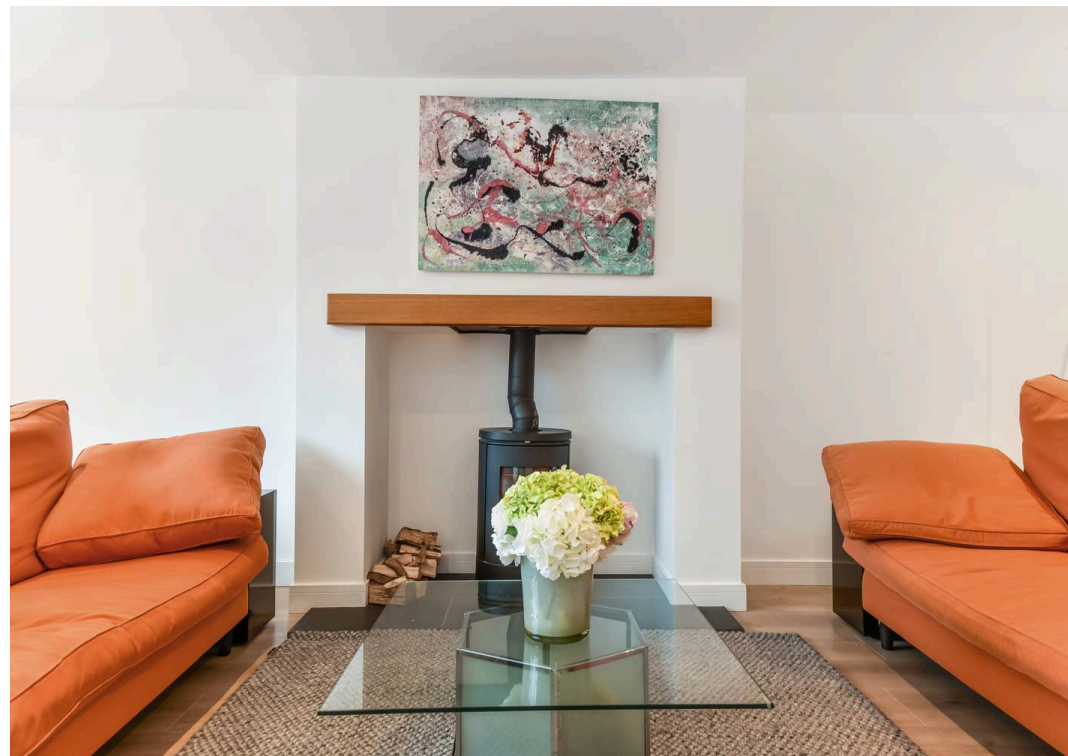
10 Marcuse Fields

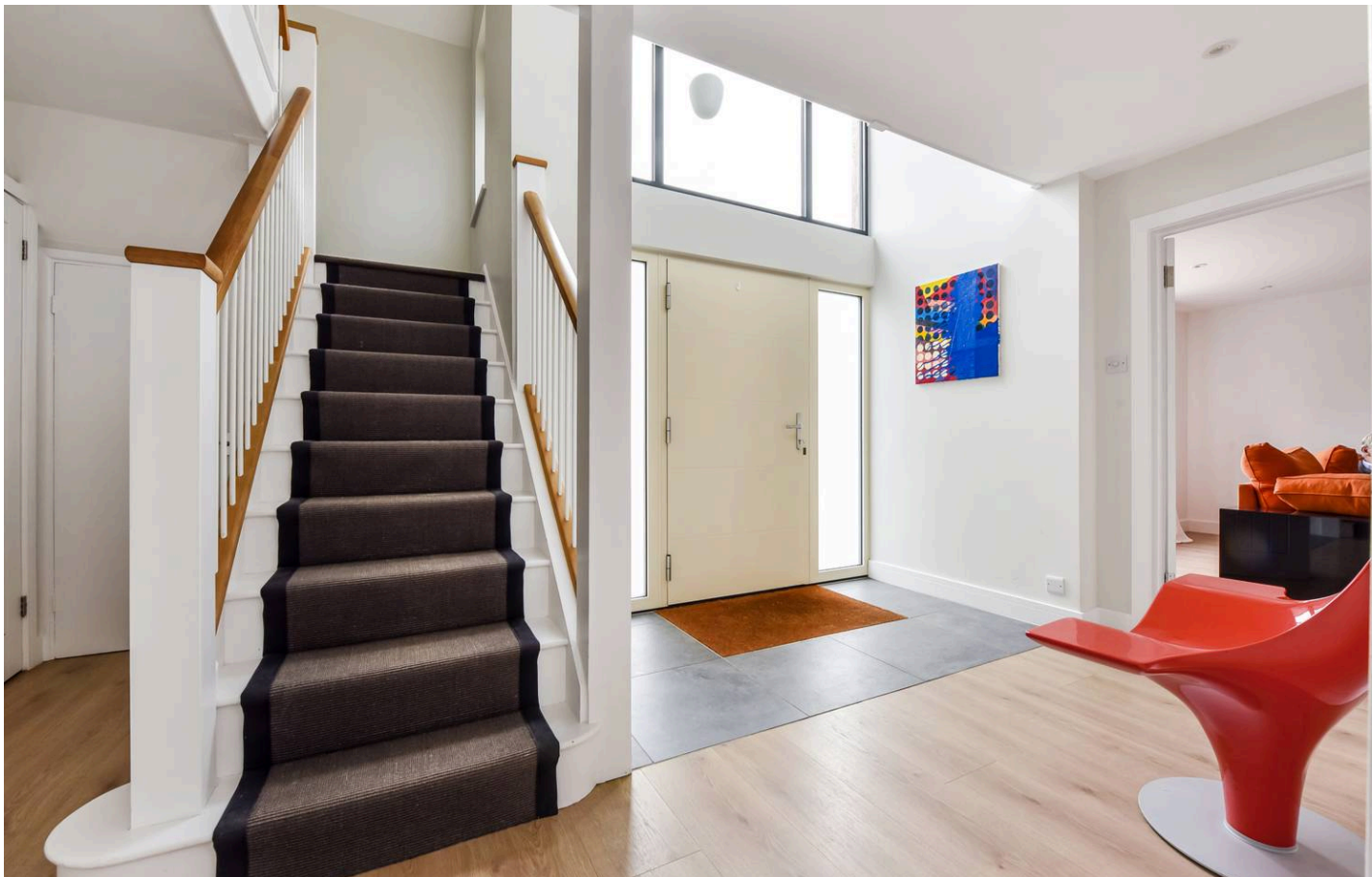
Bosham, Chichester

Located less than 90m from the foreshore at Cutmill Creek in a quiet and peaceful location, a recently refurbished family home with exquisite far reaching westerly water views from the first floor.

- VACANT POSSESSION
- Peacefully tucked away just 90 metres from the foreshore at Cutmill Creek.
- Welcoming double-height entrance hall with striking galleried landing.
- 4 double bedrooms
- Beautifully appointed bathrooms
- South and west-facing gardens ideal for entertaining and family life.
- Spacious, dual-aspect open-plan area kitchen/dining/family space





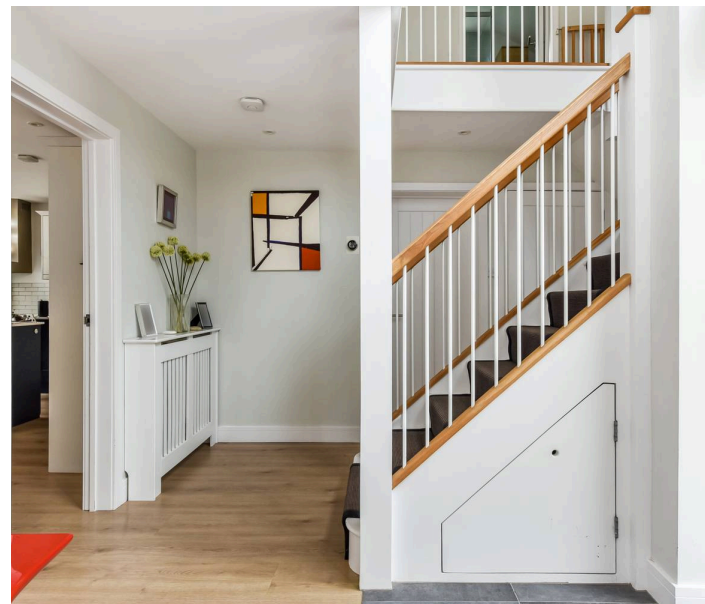
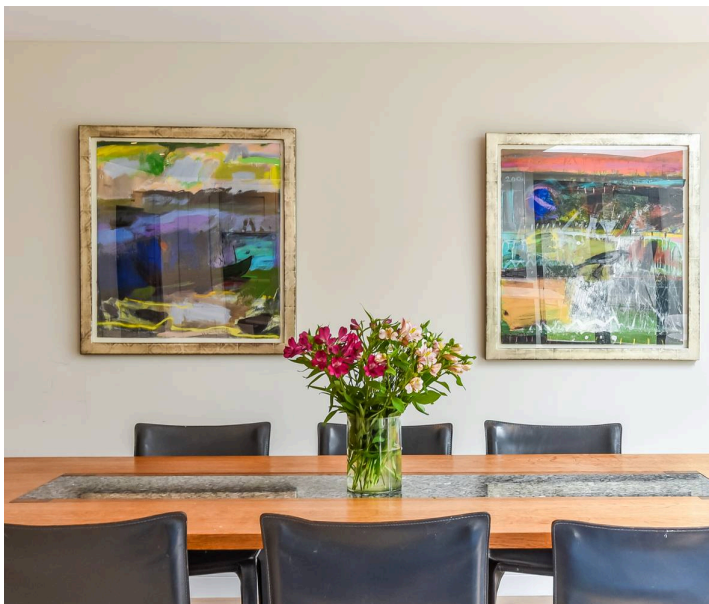


10 Marcuse Fields

Bosham

The public footpath, adjacent to the northern boundary of the property, provides direct access to the public footpath which offers wonderful harbour walks with fabulous water views over the estuary towards Chidham and beyond. Bosham Village and sailing club are a short walk along the harbour from the property.

The property is approached via a gravelled driveway with front door to the spacious double height entrance hall with galleried landing and stairs to first floor. There are doors to the downstairs cloakroom and a good sized utility room with door to the garden and rear garage access. The heart of the house is the spacious and airy dual aspect kitchen/dining/living space with bifold doors leading out to the decked terrace area and a second set of double doors leading out to the west facing garden.



The well-equipped kitchen has a range of fitted base and wall cupboards, a large island unit, integrated appliances including an induction hob, double oven and dishwasher and is bathed in light by two large roof lanterns. Adjacent to this space is a good size dining area with fitted dresser and a comfortable living space.



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Adjacent to this space is a good size dining area with fitted dresser and a comfortable living space. The dual aspect living room is subdivided by an attractive wooden louvre partition. This room has a contemporary Inglenook fireplace with fitted log burner and the southern end of this room has fitted cupboards with shelving above and bifold doors opening on to the terrace and garden and is currently being used as office space.

FIRST FLOOR: From the entrance hall stairs lead to the galleried first floor landing which is flooded by natural light from the feature window with outlooks over both Kingley Vale and Cutmill Creek.

The principal bedroom benefits from far reaching westerly views over Bosham Harbour and beyond to Chidham and has fitted wardrobes and a shower room ensuite.

Bedroom two, at the eastern end of the house, has two fitted double wardrobes whilst bedroom three has a double wardrobe and a south facing window.

Bedroom four is a small double/good size single. Finally on the first floor is the beautifully appointed family bathroom and an airing cupboard.



N.B. The property has approved planning permission (lapsed) for a first-floor extension above the attached double garage to form further living accommodation with ensuite facilities.

Details of this application can be seen on the Chichester District Council website using planning reference 16/00316/DOM. Prospective purchasers would need to renew this planning application in advance of the commencement of any building works.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C







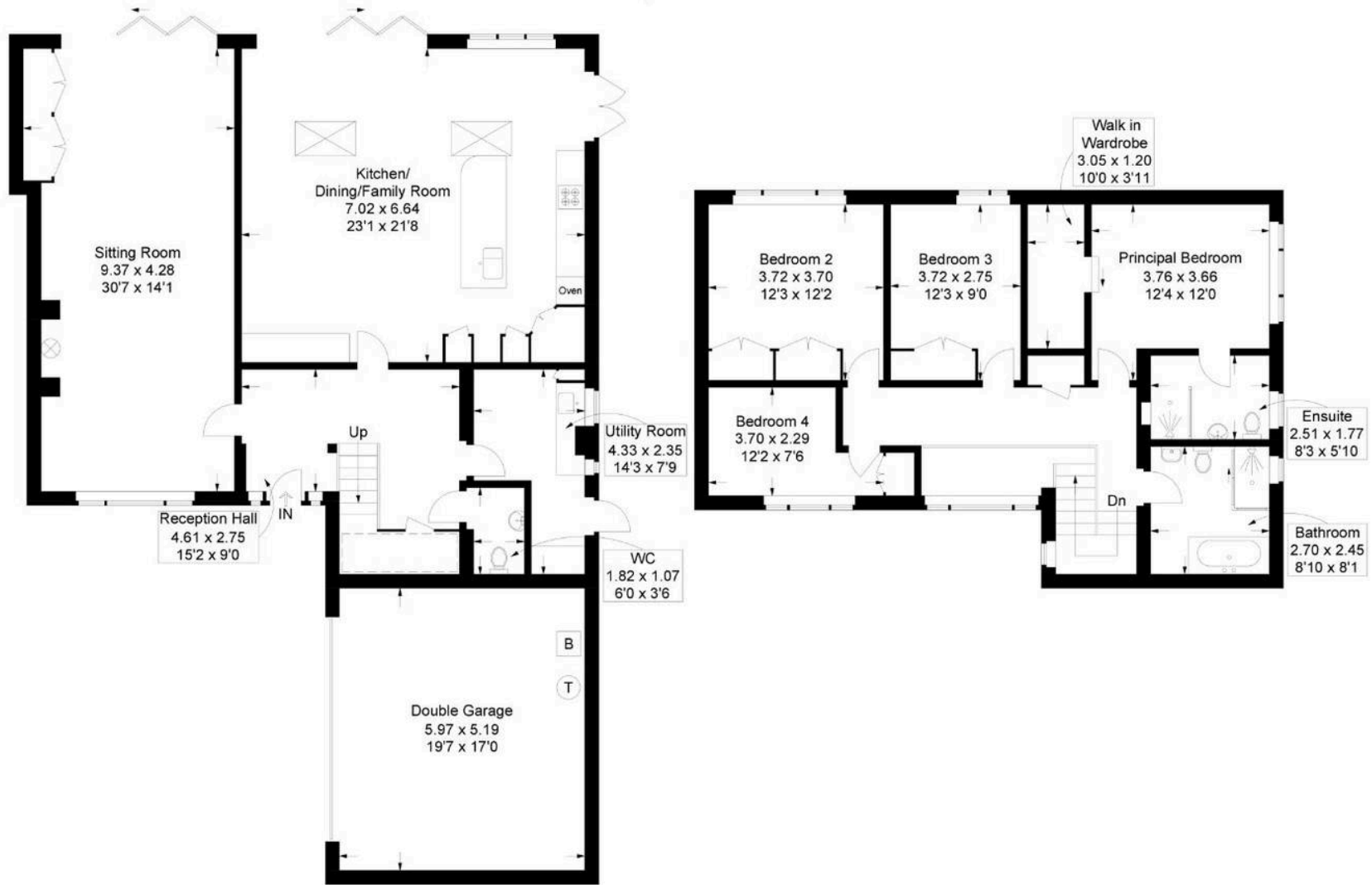
Marcuse Fields, Bosham

Approximate Gross Internal Area = 231.5 sq m / 2492 sq ft

(Excluding Reduced Headroom / Eaves)

Reduced Headroom = 1.9 sq m / 20 sq ft

Total = 233.4 sq m / 2512 sq ft

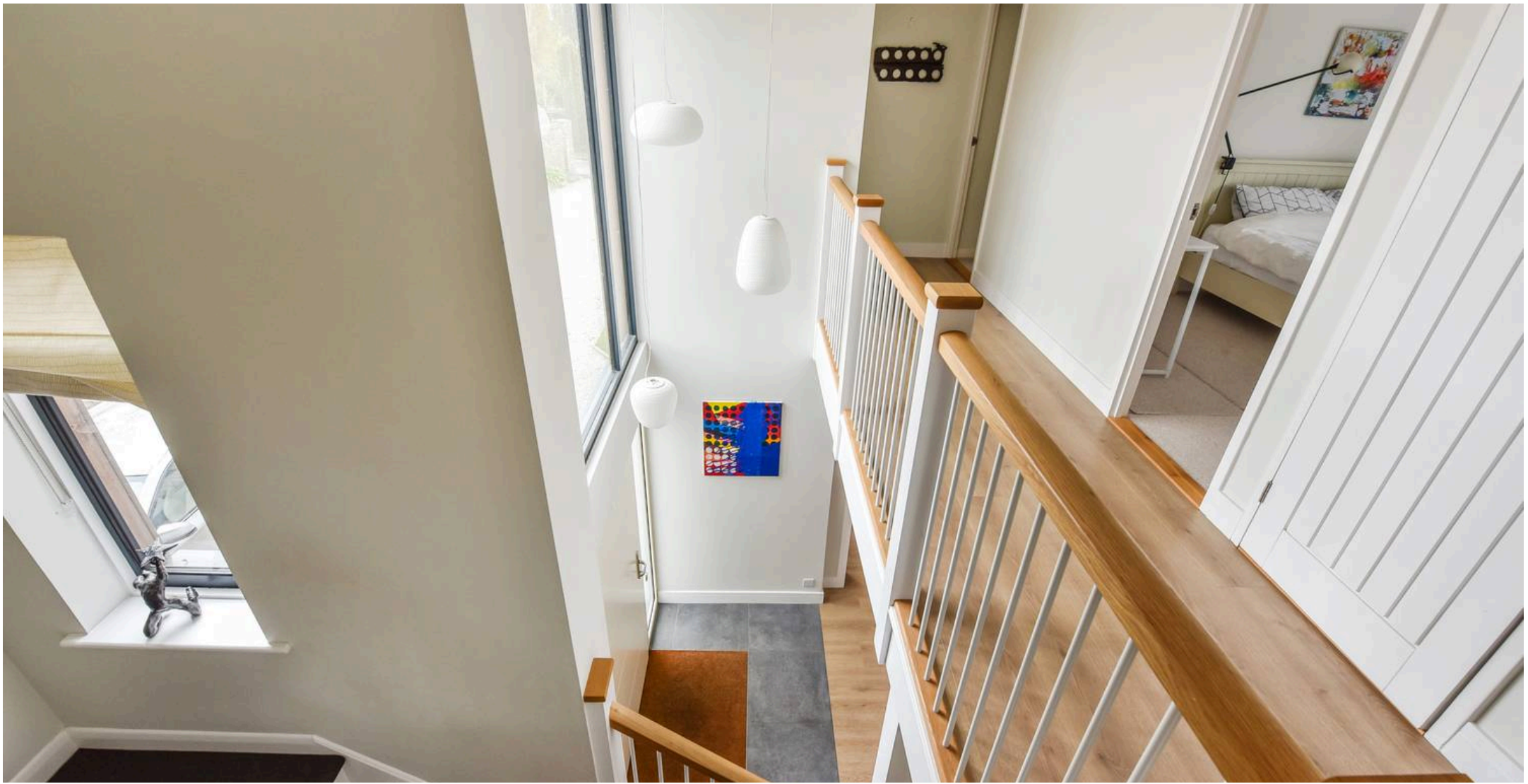


Ground Floor

First Floor

= Reduced headroom below 1.5m / 5'0"

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.



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