



Bosham Lane PO18

finlay
brewer

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5 DOUBLE BEDROOMS

RECEPTION || DINING ROOM

KITCHEN / FAMILY ROOM

5 BATHROOMS (4 EN SUITE)

STUDY || UTILITY ROOM

2 GUEST CLOAKROOMS

DOUBLE GARAGE + SCF* & SHOWER

WATERSIDE PROPERTY

EPC RATING: TBC

COUNCIL TAX BAND: H

The Old Town Hall is a Grade II listed waterside property with harbour views from many of the principal rooms and the south-facing garden. The house dates from 1694 and has been comprehensively renovated to provide approximately 3,984 sq. ft. of accommodation, while retaining a number of original features.

The property offers 5 double bedrooms, with 4 en suite bath or shower rooms. The principal bedroom suite is located on the first floor and includes a dressing room and en suite bathroom. A second staircase provides access to a further double bedroom and an office, while three additional en suite double bedrooms are arranged on the top floor.

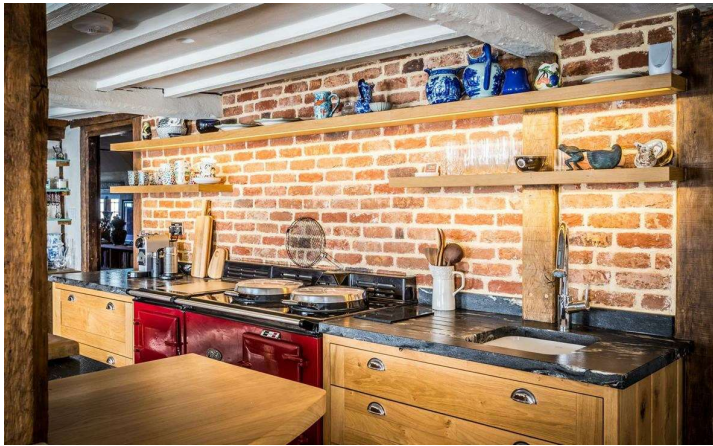
The main living space is formed around a large open-plan kitchen and family room with flagstone flooring, exposed brickwork and a brick fireplace. The bespoke kitchen is fitted with handcrafted units, a central island and an Aga, and is supported by a walk-in pantry, preparation kitchen, and separate laundry and utility rooms. Additional reception rooms include a sitting room with exposed timber beams, an inglenook fireplace and original carved lintel with a log burner, and a dining room within the later extension, featuring a vaulted ceiling and French doors opening towards the harbour. Outside, the south-facing walled garden overlooks Bosham Channel and is laid mainly to lawn with adjoining patio areas. A detached double garage with a self contained flat above & shower below is situated just off Bosham Lane, together with a paved driveway providing off-street parking.

**OFFERS IN EXCESS OF £3,250,000
FREEHOLD**

SUBJECT TO CONTRACT











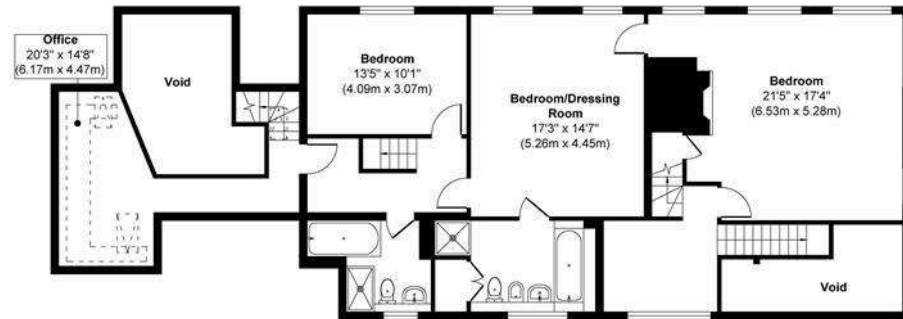




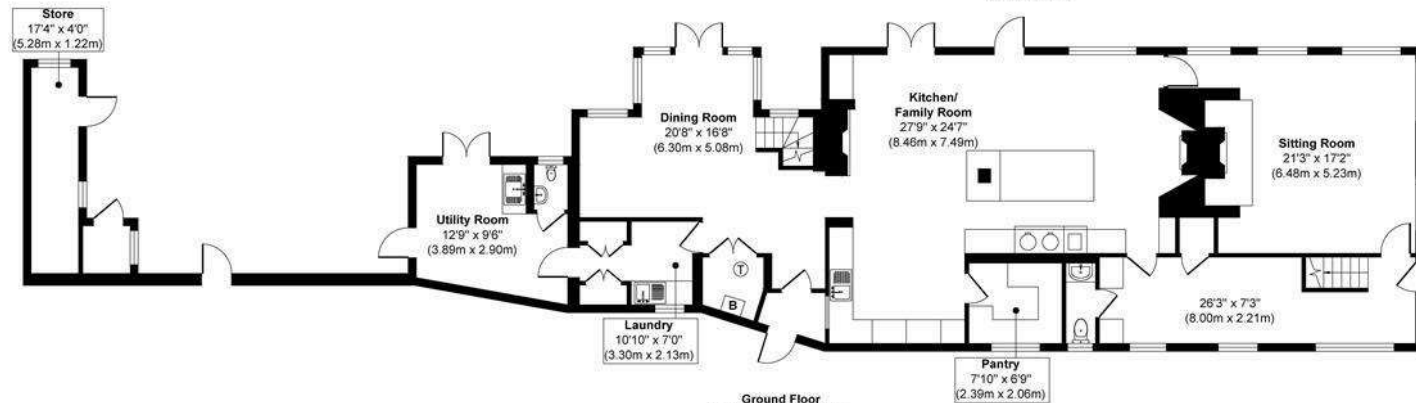
Approximate Gross Internal Area = 370.12 sq m / 3984 sq ft
 Approximate Gross outbuilding Area = 65.77 sq m / 708 sq ft
 Total = 435.90 sq m / 4692 sq ft



Second Floor
 Approximate Floor Area
 610 sq. ft
 (56.67 sq. m)



First Floor
 Approximate Floor Area
 1545 sq. ft
 (143.53 sq. m)



Ground Floor
 Approximate Floor Area
 1828 sq. ft
 (169.82 sq. m)

Illustration for identification purposes only, measurements are approximate, not to scale.