

Gifford Road, Bosham, Chichester, West Sussex, PO18 8LD

Guide price £400,000 - £425,000

EPC Rating: Council Tax Band: C



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Spacious end-of-terrace period home on Gifford Road, Bosham. Built larger than others in the row, offering 3 double bedrooms, loft room with conversion potential, character features, generous garden with off-street parking and walking distance to harbour, station and amenities.

Tucked away on the ever-popular Gifford Road in Bosham, this charming three-bedroom end-of-terrace home is a rare find. Originally built specifically for the builder, the property enjoys significantly more space than others along the terrace, blending period character with generous proportions and exciting future potential.

Dating back to before 1900, the moment you step inside you can feel the sense of history. A large welcoming hallway leads into a second inner hallway, providing excellent practical space for coats, shoes and furniture—perfect for busy family life. From here, the home opens up beautifully.

The separate living room is warm and inviting, centred around a feature fireplace that perfectly complements the home's character and makes for cosy evenings in. Beyond this lies the heart of the home: a versatile dining area leading into an impressive kitchen, complete with a step down that adds both charm and definition to the space. The kitchen boasts a range cooker, space for an American-style fridge freezer, and still comfortably

accommodates a dining table. This flexibility means the original dining area could be reimagined as a snug, home office, or incorporated to create an even larger kitchen-dining space.

Flowing seamlessly from the kitchen is a bright conservatory/garden room, flooding the home with natural light and offering a fantastic year-round spot for relaxing, entertaining, or simply enjoying views of the garden.

The rear garden is larger than expected, featuring a patio, shed, and a further rear patio platform. Large gates open onto a rear access road, allowing for off-street parking, a real bonus in this sought-after village location.

Upstairs, a spacious landing leads to three excellent-sized double bedrooms, all well-proportioned and filled with natural light. The family bathroom is thoughtfully arranged with a bath and a separate freestanding shower cubicle, ideal for modern family living.

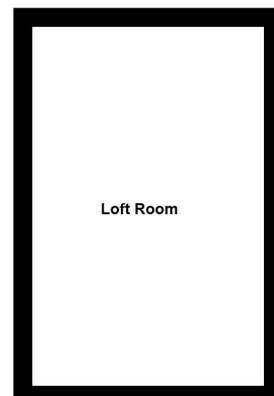
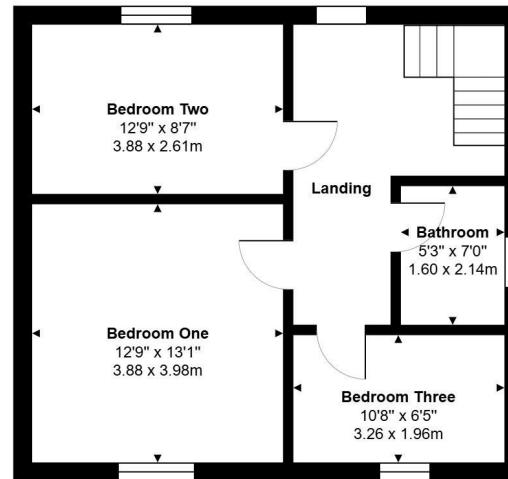
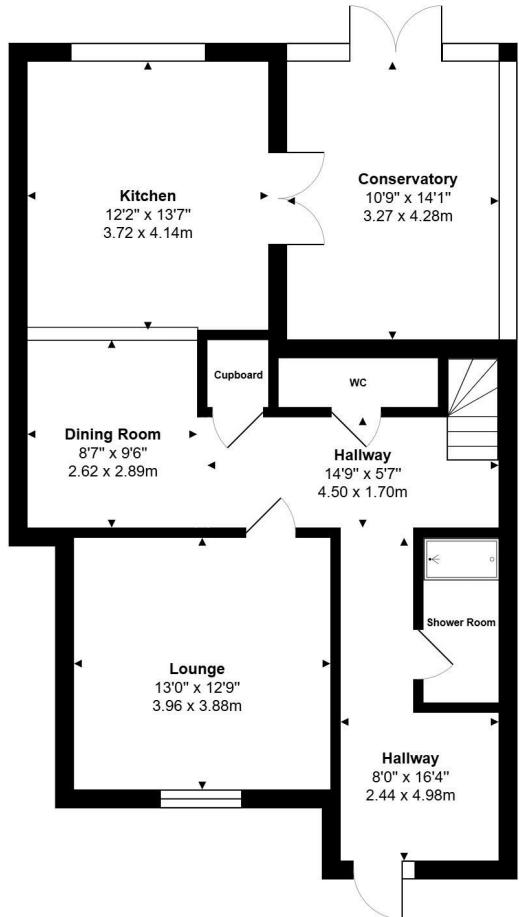
Adding to the appeal is a fully boarded and carpeted loft room, offering fantastic scope for conversion. With

the simple addition of a staircase (subject to the necessary planning consents), this space could become a superb additional bedroom, home office, or studio.

Location-wise, this home is perfectly placed to enjoy everything Bosham has to offer. The harbour, coastal walks, and village amenities are all within easy walking distance, while Bosham train station provides convenient rail links. For commuters, there is quick access to the A27, making travel along the south coast straightforward.

This is a home that effortlessly combines space, character, lifestyle and potential, set within one of West Sussex's most desirable coastal villages. A truly special property that must be experienced to be fully appreciated.





Total Area: 1622 ft<sup>2</sup> ... 150.7 m<sup>2</sup>

All measurements are approximate and for display purposes only

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