



4 Stream Close, Bosham - PO18 8LP

Guide Price £595,000 Freehold



STRIDE & SON

4 Stream Close

Bosham

Located in the centre of Bosham village, a well-presented and spacious 4-bedroom house offering versatile accommodation with benefit of parking, garage, ANNEXE and easily managed rear garden.

- Centrally located in the heart of Bosham village
- Deceptively spacious accommodation extending to over 2,100 sq. ft
- Four bedrooms including flexible ANNEXE accommodation
- Generous main sitting room with glazed doors to garden
- Open-plan kitchen/living space
- Separate utility room and ground floor cloakroom
- Three bedrooms in the main house with family bathroom
- Annexe with sitting room, kitchenette, office, bedroom and shower room
- Private driveway parking and attached garage
- Enclosed south west facing rear garden designed for easy maintenance





ACCOMMODATION:

The main house is arranged around a particularly generous open plan sitting room/kitchen, a bright and comfortable reception space with excellent proportions and direct access to the garden via the conservatory through glazed doors, creating a natural connection between inside and out.

The kitchen is fitted with modern units, extensive work surfaces and a breakfast bar, with ample room for dining and seating. A separate utility room offers further practical storage and laundry space, while a ground floor cloakroom adds convenience.

Upstairs, there are three bedrooms within the main house, including two comfortable doubles and a further single bedroom or study, all served by a spacious family bathroom fitted with both bath and separate shower.







ANNEXE:

A notable feature of the property is the attached annexe, which provides excellent flexibility for multigenerational living, guest accommodation or home working.

Accessed from both the front and double doors from the conservatory, it includes a substantial sitting room with glazed double doors opening onto the rear garden, a separate office and small kitchen space, with a large first-floor bedroom and ensuite shower room, creating a self-contained and highly adaptable additional living area.

OUTSIDE:

Outside, the south west facing rear garden has been designed for ease of maintenance, arranged with paved seating areas, established planting and mature boundaries that provide privacy and a pleasant setting for outdoor dining.

To the front, a private driveway provides off-road parking and access to the integral single garage with up and over door and courtesy door to the side.





LOCATION:

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 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. Just south of the city are the sandy beaches of West Wittering and East Head, both popular year-round destinations.

**INFORMATION: Services: All main | Tenure: Freehold |
Local Authority: Chichester District Council | Council
Tax Band: Band E | Energy Rating: Band C what3words:
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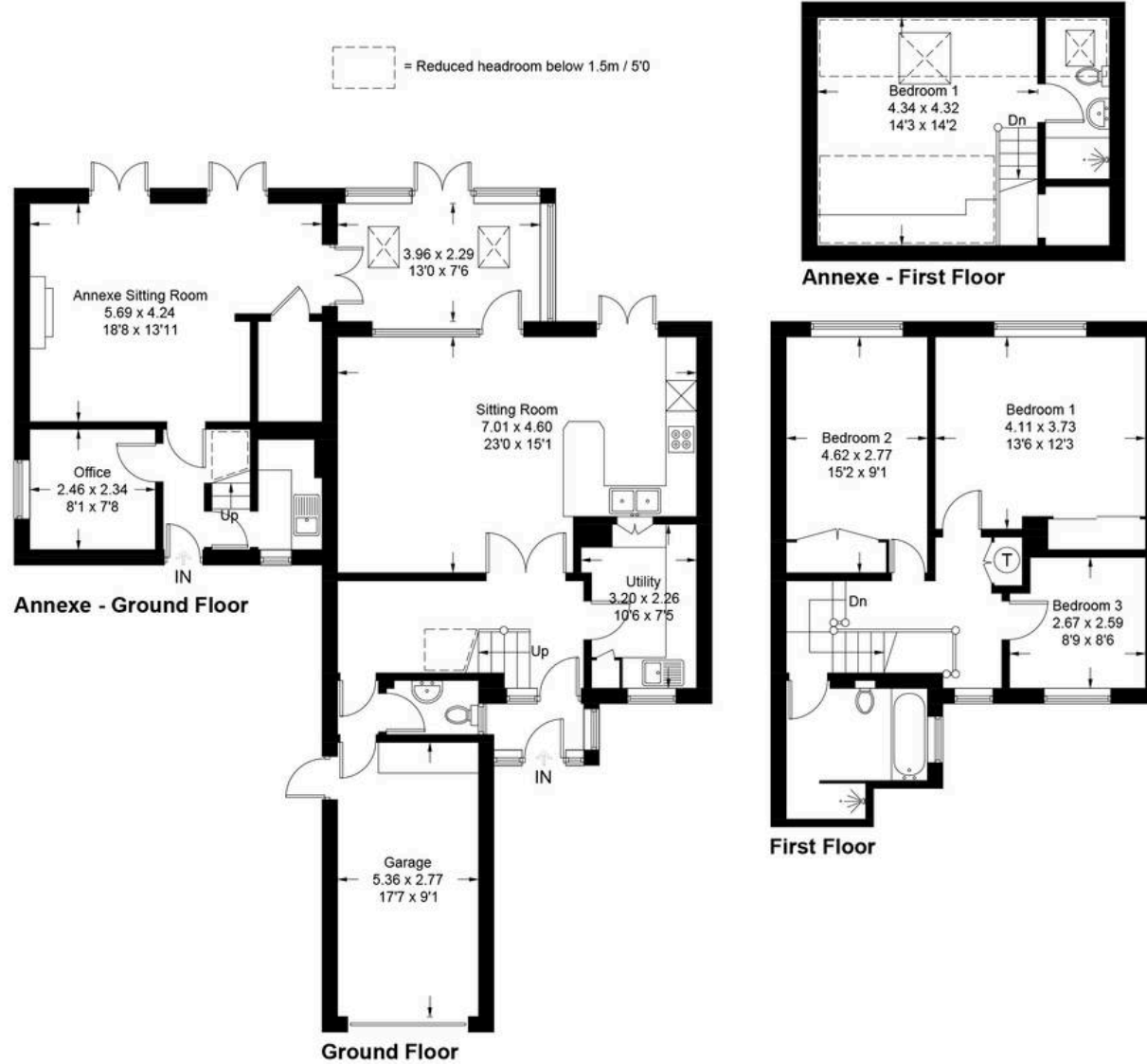
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Approximate Gross Internal Area = 199.3 sq m / 2145 sq ft
(Including Annexe / Garage)



Produced for Stride & Son Estate Agent.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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