



The Cottage Bosham Lane, Bosham - PO18 8HG

Guide Price £595,000



STRIDE & SON

The Cottage Bosham Lane

Bosham, Chichester

Charming four-bedroom cottage on Bosham Lane with two reception rooms, large kitchen/dining room, private garden, utility, workshop/storage and scope to update (STPP and relevant consents)

- Charming character cottage
- Approximately 1,662 sq ft of accommodation
- Four bedrooms
- Two reception rooms
- Generous kitchen/dining room
- Ground floor shower room and first floor bathroom
- Useful utility room
- Substantial storage/workshop area
- Private rear garden with patio
- Scope to update and improve





Accommodation

The property has an attractive traditional frontage, with painted elevations, sash-style windows and a distinctive blue front door creating an appealing first impression. Inside, the home retains a warm cottage feel, with character features including fireplaces, a wood-burning stove, period-style proportions and a layout that offers far more space than first impressions might suggest.

The ground floor provides a practical and versatile arrangement of rooms. To the front of the house is a welcoming reception room, ideal as a snug, family room or home office. The sitting room sits beyond and provides a comfortable main living space, complete with a wood-burning stove and plenty of character.



The kitchen/dining room is a particularly generous space, measuring over 24ft in length, and offers plenty of room for everyday family dining. While the property would now benefit from updating in places, the overall layout provides an excellent foundation for improvement, modernisation and potential reconfiguration, subject to any necessary consents.



The kitchen/dining room measures over 24ft in length and provides an excellent space for family dining. While the property would benefit from updating, it offers a superb foundation for modernisation and potential reconfiguration, subject to the necessary consents.

To the rear is a useful utility room with garden access, a ground floor shower room, and a substantial 16ft workshop/store, ideal for hobbies, storage or future adaptation, subject to permissions.

Upstairs are three well-proportioned bedrooms, including a generous principal bedroom with fireplace, together with a family bathroom. A fourth ground floor bedroom offers flexibility as a guest room, study, playroom or additional reception room.

Outside, the private rear garden features a patio, lawn and mature boundaries, with space for outdoor entertaining, children or gardening. A driveway to the side provides access to the rear and workshop.

Full of character and potential, The Cottage offers flexible accommodation, a useful workshop and excellent scope for improvement, making it an exciting opportunity in this sought-after Bosham Lane location.



Bosham Lane is a well-regarded setting, offering a lovely balance of village-style charm and everyday convenience. The surrounding area is known for its attractive period homes, established residential feel and easy access to the wider Chichester district. Bosham itself is a highly sought-after harbour village, popular for its waterside setting, sailing connections, historic centre and scenic walks.

The area offers a relaxed coastal lifestyle while remaining within reach of Chichester, with its shops, restaurants, cafés, cultural attractions and mainline railway station. The location is well suited to buyers looking for character, convenience and lifestyle appeal, with access to countryside, harbour walks and the South Downs beyond, as well as the coast and nearby villages.

Services: Mains Electric, Water & Drainage, Oil
Central Heating

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E







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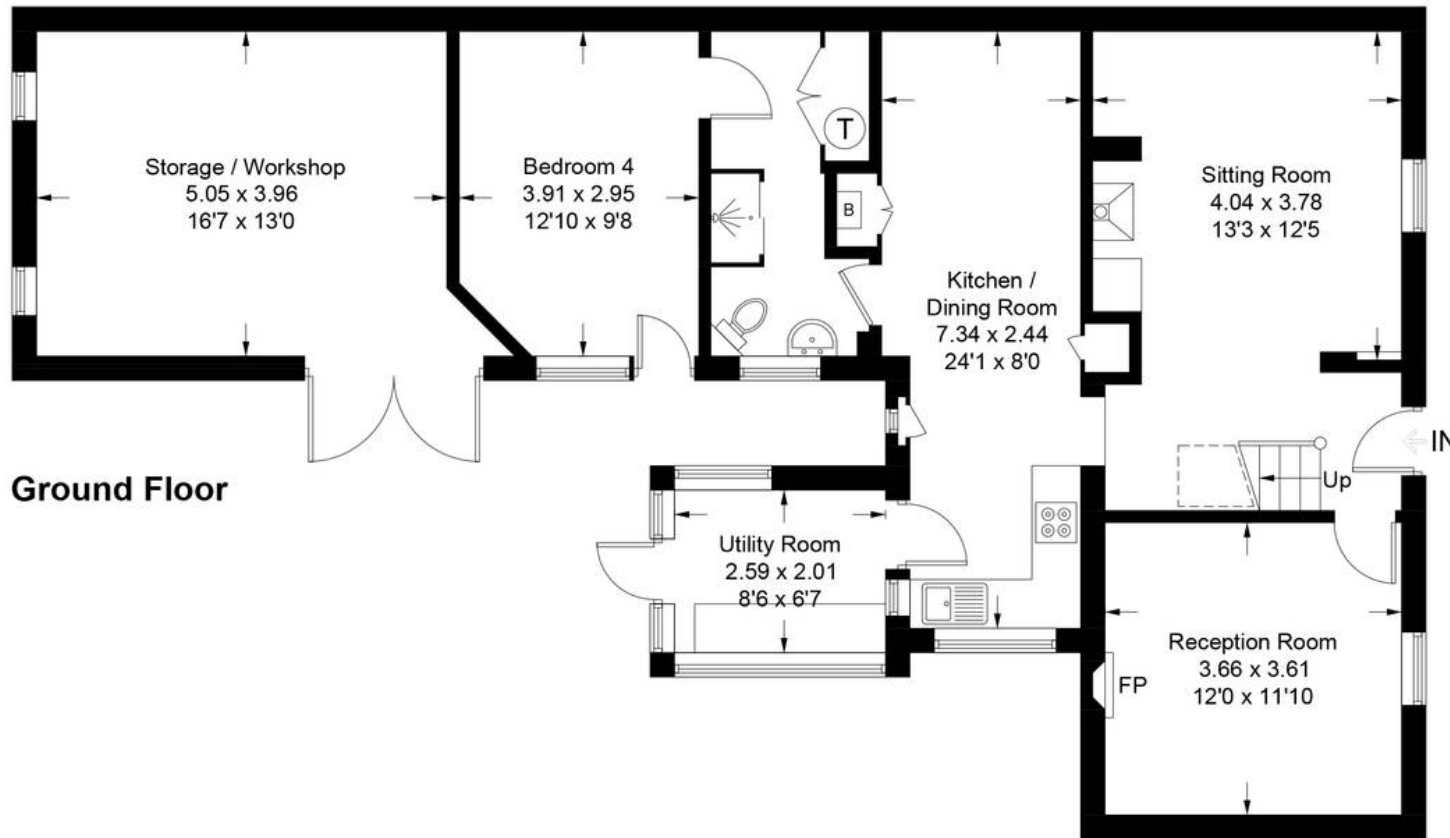
The Cottage, Bosham Lane, PO18 8HG

Approximate Gross Internal Area = 154.4 sq m / 1662 sq ft

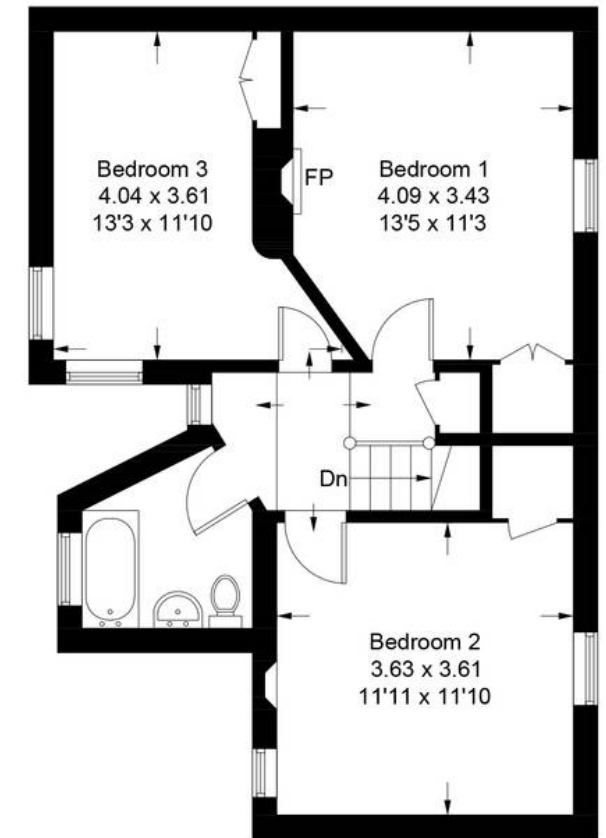


Produced for Stride & Son Estate Agent.

 = Reduced headroom below 1.5m / 5'0



Ground Floor



First Floor

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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Stride & Son

Stride & Son, 37 South Street - PO19 1EL

01243 782626

contact@strideandson.co.uk

www.strideandson.co.uk



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