



### 3 The Holdens, Bosham - PO18 8LN

Guide Price £625,000 Freehold - CHAIN FREE -



STRIDE & SON

### 3 The Holdens

Bosham, Nr. Chichester

In the heart of Old Bosham, a busy and very active village close to the waterfront, this well presented property is perfect for enjoying village life and close to an excellent primary school.

- Central Bosham village location within walking distance of the foreshore
- 3-bedroom family house
- Spacious sitting/dining room
- Modern kitchen/breakfast room
- Family bathroom plus separate shower room
- Ground-floor cloakroom
- Private, paved off-street parking
- Easily maintained paved rear garden
- Integral garage/utility/workshop area
- Excellent links to Chichester and wider transport links







## ACCOMMODATION:

On the ground floor the entrance hall leads into a spacious sitting/dining room, arranged to provide defined areas for living and dining. A large picture window overlooks the front of the property whilst an archway connects with the kitchen/breakfast room fitted with a comprehensive range of units and work surfaces, with space for informal dining.

From the dining space, glazed sliding doors lead to the conservatory providing an additional reception area with views over the garden, suitable for use through the year. A ground-floor cloakroom completes the accommodation on this level.

The first floor includes three well-proportioned bedrooms. The principal bedroom offers generous floor space fitted with a double wardrobe and an ensuite shower room. Bedroom 2 is a good double and bedroom 3 works well as guest rooms, or home office. These are both served by a modern family bathroom.

The front of the property provides paved off-street parking, a benefit in this central village location as well as an integrated single garage/workshop/utility space with a door to the rear garden. To the rear, the paved garden is designed for low maintenance, with planted borders and offers plenty of private space for outdoor dining.



## 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 D**

what3words: ///soda.dumps.bottom



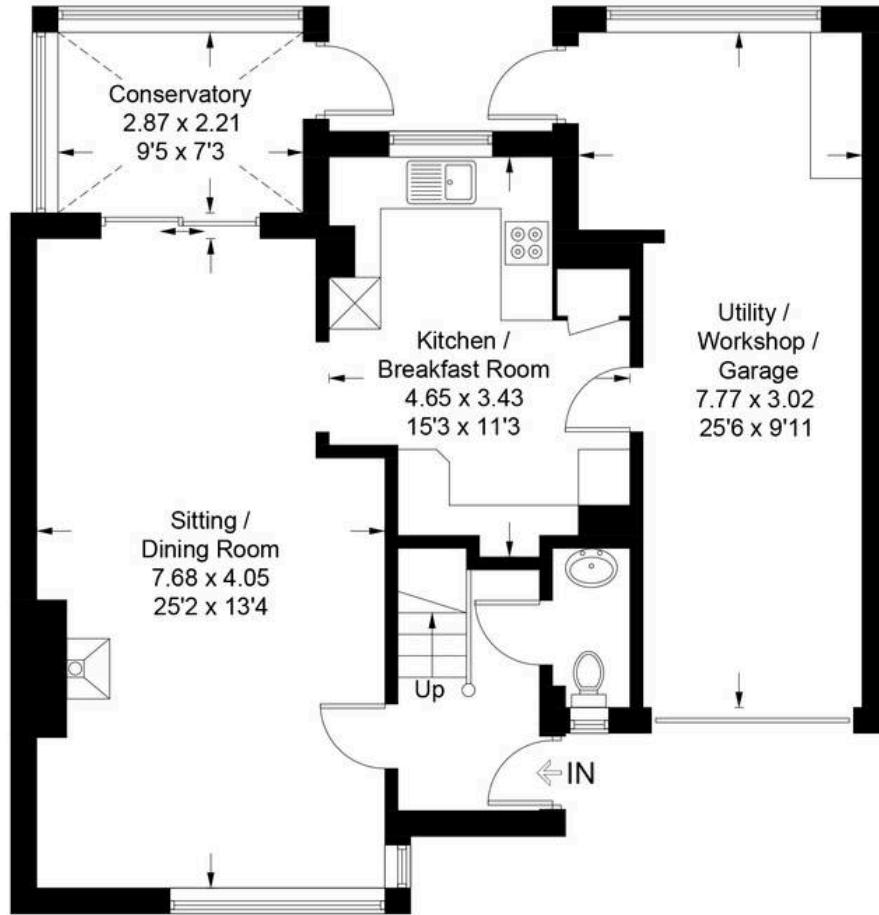


STRIDE & SON

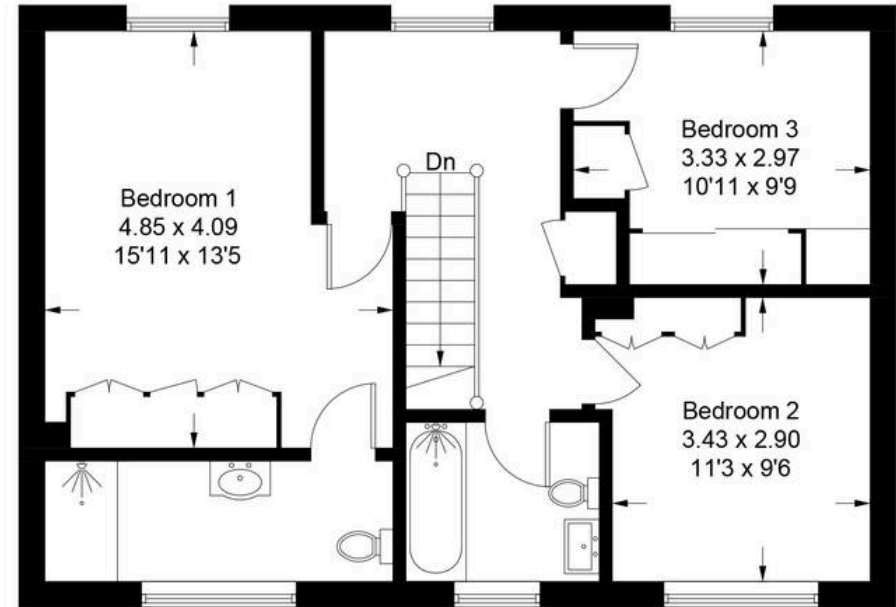
### 3, The Holdens, PO18 8LN

Approximate Gross Internal Area = 142.6 sq m / 1535 sq ft  
(Including Garage)

Produced for Stride & Son Estate Agent.



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.

Created by Emzo Marketing 2025. (ID1258084)



## Stride & Son

37 South Street - PO19 1EL

01243 782626

[contact@strideandson.co.uk](mailto:contact@strideandson.co.uk)

[www.strideandson.co.uk](http://www.strideandson.co.uk)



This brochure is for guidance only and does not form part of any contract. While every effort is made to ensure accuracy, measurements, descriptions and details are approximate. Interested parties should carry out their own checks and inspections before making any decisions. Fixtures, fittings and appliances have not been tested and no warranty is given on their condition.



STRIDE & SON

