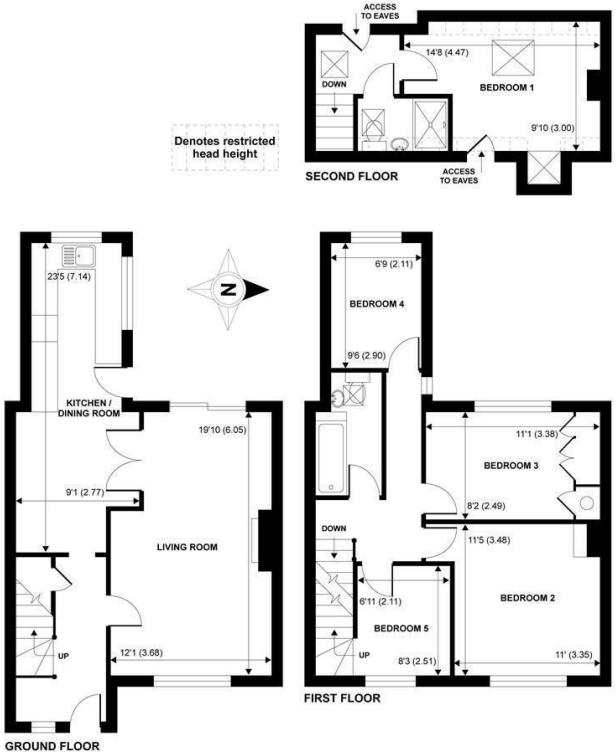
Sims Williams



11 CRITCHFIELD ROAD, OLD BOSHAM, WEST SUSSEX, PO18 8HH



APPROX. GROSS INTERNAL FLOOR AREA 1196 SQ FT 111.1 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)
NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2015©

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£1,495 PCM

11, CRITCHFIELD ROAD,
OLD BOSHAM,
WEST SUSSEX, PO18 8HH

- Substantial Terrace House
- Four Bedrooms
- Lounge/Dining Room
- Kitchen/Breakfast Room
- Study/Dressing Room
- Bathroom & En Suite Shower Room
- Garden
- Garage & Workshop
- Deposit: Five Week's Rent

EPC RATING

Current = D
Potential = C

COUNCIL TAX BAND

Band = C

This spacious and versatile property offers well-proportioned accommodation arranged over three floors, with the added benefit of a secluded rear garden and a particularly useful garage/workshop.

The ground floor comprises an entrance hallway leading through to a kitchen/breakfast room, fitted with a range of wall and base units and including a cooker. A door provides direct access to the rear garden.

The good-sized lounge is accessed via attractive double doors and enjoys lovely views over the garden, with a glazed sliding patio door allowing plenty of natural light into the room. A feature fireplace with open fire creates a welcoming focal point, while there is also useful additional storage beneath the stairs.

On the first floor, there are three bedrooms, comprising two doubles and a single, together with a modern family bathroom fitted with a white suite, including a bath with electric power shower over, wash basin, WC and heated towel rail.

A separate study space provides access via a staircase to the second floor, where you will find an additional bright and spacious double bedroom, benefiting from a Velux window, together with a separate shower room.

Outside, the property enjoys a secluded rear garden, predominantly laid to lawn with a paved seating area. There is convenient side access, together with access to the garage/workshop.

The garage is particularly versatile, being divided into two sections, with a workshop area to one end and additional space suitable for storing a boat or car at the other. The garage also benefits from power and lighting.

Further benefits include gas central heating and double glazing throughout, making this a spacious and flexible home with plenty to offer.

The property is situated in the popular village of Old Bosham, a charming coastal village on the shores of Chichester Harbour. Bosham is well known for its picturesque waterfront, traditional pubs, cafés and lovely walks along the harbour and surrounding countryside.

The village offers a range of local amenities and a railway station, while the historic cathedral city of Chichester is just a short distance away, providing a wider selection of shops, restaurants, leisure facilities and the renowned Festival Theatre. The nearby A27 also offers convenient road links towards Portsmouth and Worthing.

Application and Fees Holding Deposit – capped at One weeks rent Paid by you to reserve the Property. This will only be retained by us if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/or Deed of Guarantee) within 15 calendar days.









The Property Ombudsman

Viewing Strictly by arrangement via the vendor's Sole Agent Sims Williams 01243 836055
These particulars are believed to be correct but their accuracy is not guarantee and they do not form part of any contract