

M'Tongue Avenue, Bosham, Chichester, PO18 8LB

Asking price £375,000

EPC Rating: C Council Tax Band: C



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A well-positioned three-bedroom home in sought-after Bosham, just a short walk from shops and the station. Offering generous living space, a sun-filled conservatory and a long south-facing garden, with scope to extend or loft convert (STPP), ideal for evolving family living.

Set within one of Bosham's most desirable residential roads, this beautifully positioned three-bedroom home offers a lifestyle defined by ease, space, and a true sense of community. Just a short walk — approximately 500 metres — from the village shops and train station, it's a location that perfectly balances coastal charm with everyday convenience.

From the moment you arrive, there's a sense of calm. The setting feels tucked away and peaceful, yet everything you need is within easy reach — morning coffees in the village, coastal walks along the harbour, and effortless connections for commuting or days out further afield.

Inside, the home unfolds in a way that feels both generous and adaptable to modern living. The main sitting room stretches to over 20ft, creating a wonderfully open yet cosy environment — ideal for quiet evenings, family time, or entertaining guests. Natural light flows through the space, enhancing its warmth and making it a place you'll naturally gravitate towards at the end of the day.

The separate dining room offers a more defined setting for hosting — whether it's relaxed weeknight meals or larger gatherings with friends and family. It's a space that invites connection and conversation, while still feeling comfortably removed from the main living area.

To the rear, the conservatory provides a seamless link between

indoors and out. Bathed in light throughout the day, it's a versatile space that could become a reading room, a playroom, or simply a peaceful spot to sit and enjoy views of the garden as the seasons change.

The kitchen is well-positioned at the heart of the home, offering both practicality and potential. With a separate utility room tucked away, day-to-day living remains effortlessly organised — keeping laundry, storage, and the practicalities of life neatly out of sight.

Upstairs, three well-proportioned bedrooms provide comfortable and flexible accommodation. Whether you're accommodating a growing family, creating a dedicated workspace, or welcoming guests, each room offers a sense of privacy and calm. The family bathroom serves the space with ease, completing the upper floor.

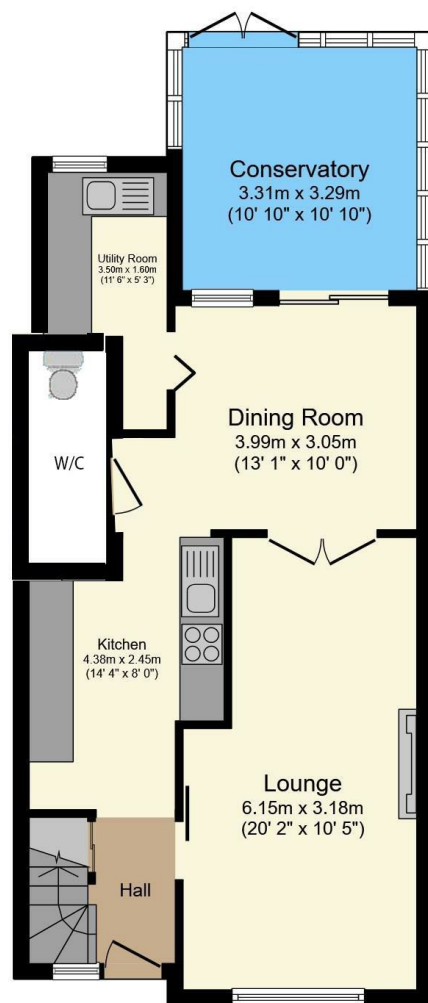
Stepping outside, the garden becomes a true extension of the home. The long, south-facing rear garden enjoys sunlight throughout the day, creating an inviting outdoor space that's perfect for everything from summer entertaining to quiet afternoons in the sun. There's ample room for children to play, for keen gardeners to make their mark, or simply to relax and enjoy the peaceful surroundings. The privacy and orientation of the garden make it a rare find — a space that feels both open and secluded, offering a real sense of escape.

For those looking ahead, the property also offers exciting scope to evolve over time, with potential for a loft conversion, subject to the necessary planning permissions and consents, allowing buyers the opportunity to further enhance and tailor the home to their changing needs.

Bosham itself is one of the South Coast's most cherished locations, known for its picturesque harbour, historic charm, and strong sense of community. Living here means embracing a slower, more considered pace of life, while still having excellent transport links and nearby amenities on hand.

This is a home that offers more than just space — it offers a lifestyle. One that evolves with you, adapts to your needs, and provides a setting where everyday moments feel just that little bit more special.





**Ground Floor**



**First Floor**

Total floor area 99.8 sq.m. (1,075 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purplebricks. Powered by www.focalagent.com

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| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
|                                             | 69      | 82                      |
| England & Wales                             |         | EU Directive 2002/91/EC |