

7 M'tongue Avenue, Bosham, Chichester, PO18 8LB

Asking price £375,000

EPC Rating: Council Tax Band: B



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Chain-free extended two double bedroom semi-detached home in sought-after Bosham, offering an approximate 5.1% gross yield (based on a guide price of £375,000 and estimated rental income of £1,500–£1,600 pcm). EPC Rating C, generous living accommodation, large rear garden, driveway parking and excellent potential to extend further (STPP), all within walking distance of Bosham Station and the harbour. An ideal buy-to-let investment or family home.

Set within a highly sought-after residential road in Bosham, this chain-free two-bedroom semi-detached home presents an excellent opportunity for both owner-occupiers and buy-to-let investors. Offering an estimated rental income of £1,500–£1,600 per calendar month, the property provides an approximate gross yield of 5.1% based on the guide price of £375,000. With an EPC Rating C, the property is already well positioned for forthcoming private rental regulations, while also potentially qualifying for preferential Green Mortgage products.

The ground floor has been thoughtfully extended, creating a wonderfully generous layout that immediately feels light and welcoming. The separate sitting and dining room spans over 23ft, with attractive wooden flooring throughout and soft neutral décor enhancing the natural light from the front bay window. There is ample room for large sofas and a full dining table, making it ideal for entertaining or everyday family life.

To the rear, the extended kitchen/breakfast room measures nearly 20ft in length and comfortably

accommodates both dining and seating areas. The modern fitted kitchen offers extensive worktop space, integrated appliances and a breakfast bar, while French doors open directly onto the patio and generous rear garden, creating seamless indoor-outdoor living. A convenient ground floor W/C adds further practicality for both families and tenants alike.

Outside, the rear garden is larger than many in the area, with defined patio and lawned sections ideal for entertaining, relaxing or family use. Crucially, the rear extension has been constructed to support an additional storey, offering exciting scope to significantly enlarge the first floor (subject to the necessary permissions). This could allow for the creation of a third double bedroom or an impressive principal suite with en-suite and dressing space, transforming the property into a substantial family home while retaining the generous garden. To the front, a private driveway provides convenient off-road parking.

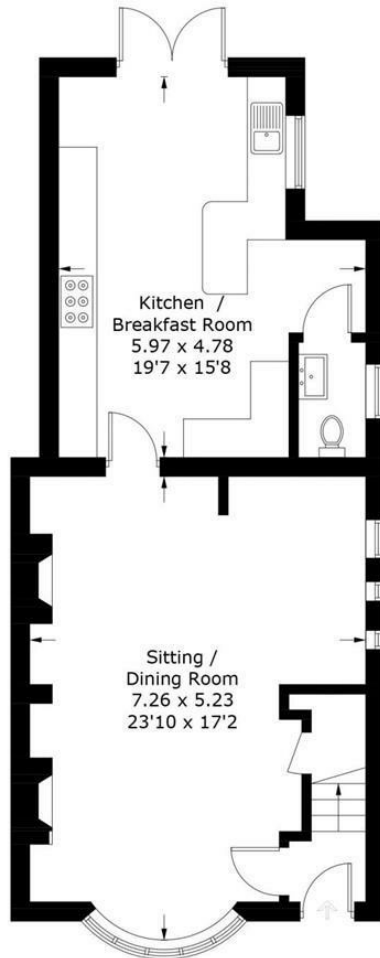
To the front, a private driveway provides off-road parking for two vehicles.

The location is superb, positioned within easy walking distance of Bosham Station, providing direct rail links to Chichester, Portsmouth and London, while Bosham Harbour, local amenities, excellent schools and nurseries are all close by. Combining strong rental credentials, future development potential and an enviable village location, this is a property that will appeal equally to investors seeking a quality addition to their portfolio and buyers looking for a home they can enjoy for years to come.

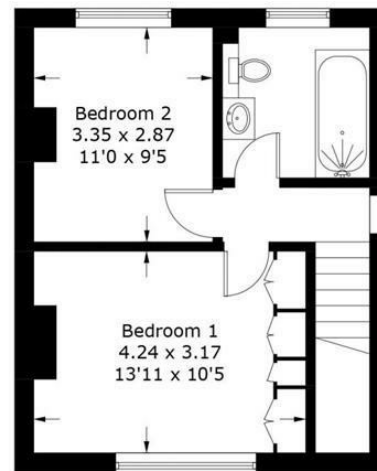


# Mtongue Avenue, PO18

Approximate Gross Internal Area = 98.0 sq m / 1055 sq ft



**Ground Floor**



**First Floor**

These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale. (ID1266594)

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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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	