



Fortuna, Green Lane, Bosham, PO18 8PT

Guide Price £575,000



# Fortuna, Bosham

Create your dream home in rural West Sussex

- Detached three bedroom bungalow
- Expansive 0.82 acre plot
- Potential to extend or reconfigure (STPP)
- Outbuildings with scope for refurbishment
- Private access via a local farm service road
- Six miles west of Chichester
- Two miles west of Bosham
- No onward chain

This individual three-bedroom detached bungalow presents an excellent opportunity for renovation or redevelopment, offering enormous potential for the creation of a bespoke rural home.

Set within approximately 0.82 acre, the property enjoys a countryside setting while remaining conveniently close to essential amenities and transport links. For those seeking a home with character and space to grow, this property provides an excellent blank canvas to realise a vision—whether that be a complete transformation or a sympathetic update of the existing dwelling.

The bungalow is approached via a local farm service road, shared with just one other home, ensuring a sense of seclusion without isolation. The property itself is modest in layout and requires improvement, but the generous plot offers outstanding scope for extension, reconfiguration, or even replacement (subject to the necessary planning permissions).







Outbuildings within the grounds add further potential, whether for storage or workshop. The land surrounding the home is largely level, presenting numerous possibilities for landscaped gardens, kitchen gardens, or leisure spaces such as a studio or home office.

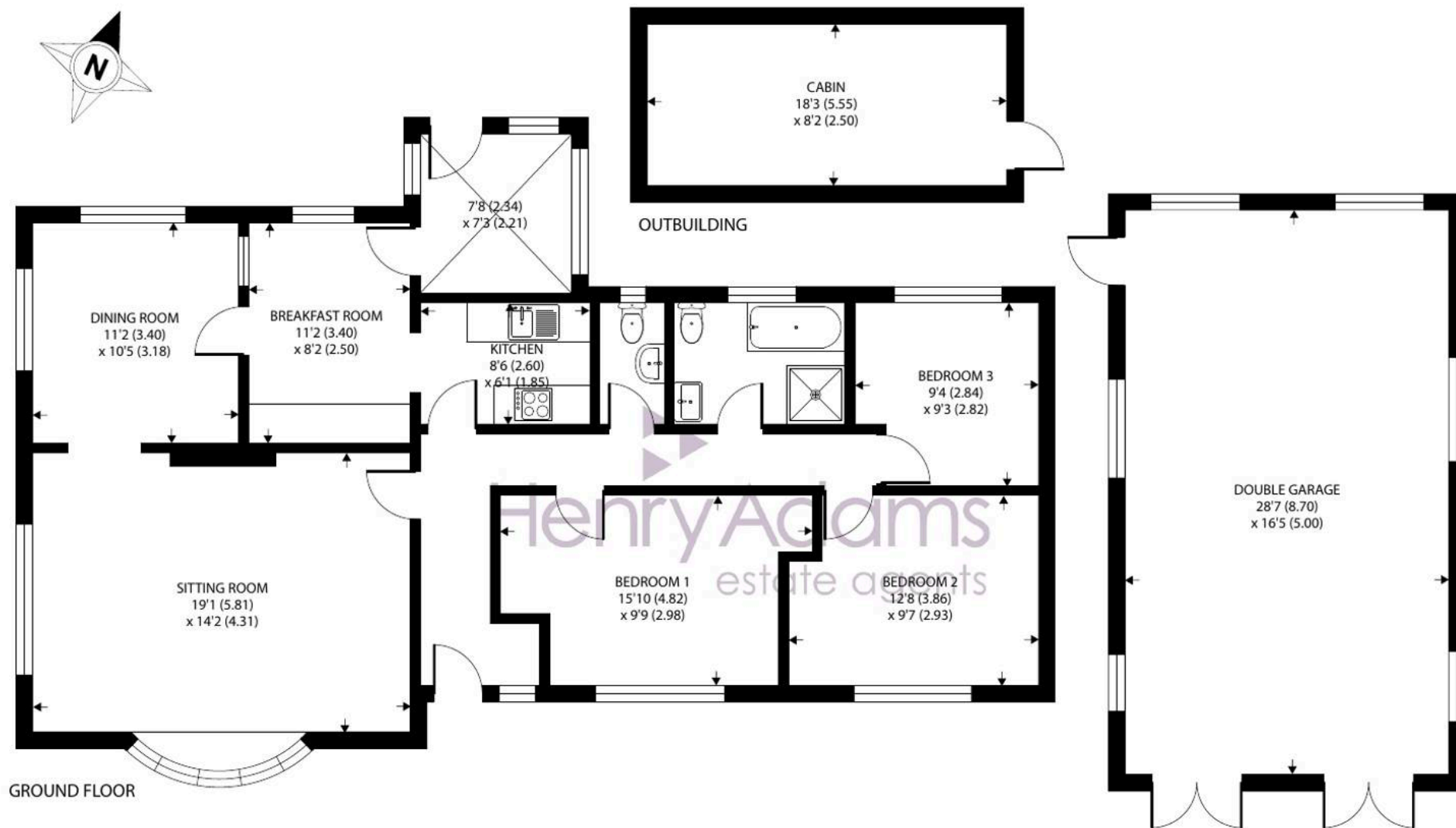
Located approximately six miles west of the historic cathedral city of Chichester and just two miles from the picturesque harbourside village of Bosham, the property benefits from both natural beauty and local charm. Bosham is known for its sailing heritage, thriving arts community, and scenic coastal walks, making it a highly desirable location for families and retirees alike. Chichester offers a wider range of facilities including excellent schools, cultural venues such as the Festival Theatre, a wide selection of shops, restaurants, and access to the South Downs National Park. For commuters, the area is well connected by road and rail, with services to London available from nearby stations.

This is a rare chance to acquire a substantial plot in a semi-rural position and to create a highly individual home tailored to your lifestyle. Whether you're a developer, a self-builder, or simply looking for a country property to make your own, this opportunity combines tranquillity, potential, and location in one compelling package.









Approximate Area = 1188 sq ft / 110.3 sq m

Garage = 468 sq ft / 43.5 sq m

Outbuilding = 149 sq ft / 13.8 sq m

Total = 1805 sq ft / 167.6 sq m

For identification only - Not to scale





**Location** - Nearby is a wealth of local amenities including a small supermarket, restaurant, takeaways, a primary school, three public houses, a popular hotel/restaurant, tea rooms, arts and crafts centre and a large local farm shop with post office and medical centre. The train station provides access to London Victoria via Chichester to the east and London Waterloo via Havant to the west. Chichester along with its excellent high street shopping and schools, has many cultural interests including the internationally acclaimed Festival Theatre. Nearby are Goodwood and Fontwell racecourses, with polo at Cowdray Park, golf at Hunston and Goodwood, plus walking, cycling and horse riding around the network of footpaths and cycle routes around the harbour and to the north in the South Downs. There are excellent sailing facilities and water sports around the Chichester Harbour and 'Blue Flag' beaches at West Wittering.

**Directions** - From Chichester take the A259 west towards Bosham. At the White Swan roundabout, take the second exit (A259) and continue for about 0.7 miles then turn right into Newells Lane. Proceed over the railway crossing and after approximately 0.16 of a mile turn left into Green Lane (private road). Fortuna is at the end on the right. what3words - [reclined.tripped.free](https://www.what3words.com/reclined.tripped.free)

Chichester District Council - 25/26 Tax Band E £2,834.95 EPC-G

**Agents Note** - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

To arrange a viewing call 01243 533377 view details online at [henryadams.co.uk](https://www.henryadams.co.uk)

