



Farm End, Taylors Lane, Bosham, PO18 8QG

Guide Price £475,000

 **Henry Adams**
estate agents



Farm End, Bosham

- End of terrace house
- Situated on a corner plot
- Three bedrooms
- Dual aspect kitchen/diner
- Dual aspect sitting room
- West facing courtyard garden
- Garage in compound
- Views across countryside
- Vacant possession

This deceptively spacious three-bedroom home is situated in the highly sought-after village of Bosham and enjoys a bright, airy feel throughout.

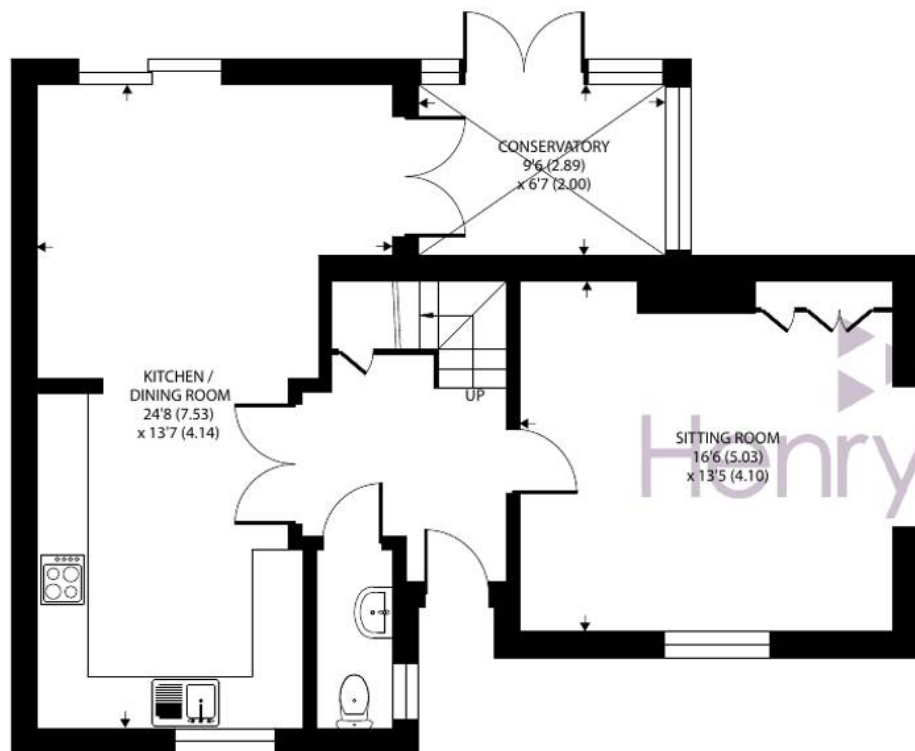
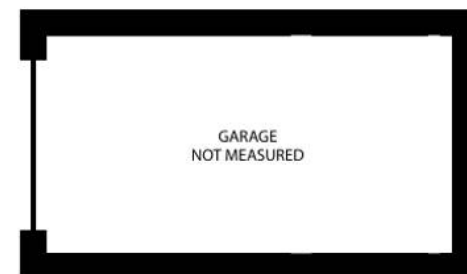
The property opens into an entrance hall with access to all principal rooms. The separate sitting room features an attractive bay window and feature fireplace, while the stylish refitted kitchen offers ample storage, beech block worktops and some integrated appliances. The kitchen/dining room benefits from a dual aspect, including views across open farmland to the front and leads into a conservatory with double doors opening onto the courtyard garden. A cloakroom completes the ground floor.

Upstairs, the principal bedroom benefits from an en-suite shower room. There are two further double bedrooms, both with built-in wardrobes and a modern family bathroom.

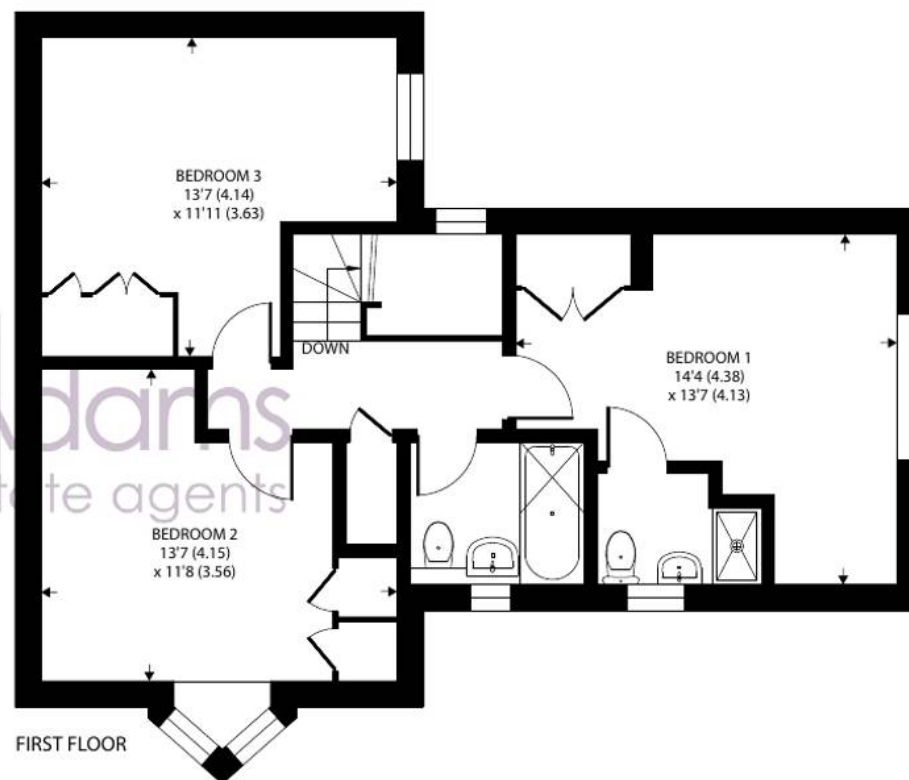
The property is situated on a corner plot with front and side gardens. There is an attractive courtyard rear garden mainly paved and gravelled, complemented by mature shrub borders. A private pathway provides access to the garage, located in a nearby compound, along with an allocated parking space.







GROUND FLOOR



FIRST FLOOR

Approximate Area = 1284 sq ft / 119.2 sq m (excludes garage)

For identification only - Not to scale



Location - Situated a short distance from the centre of the village, water's edge and the wonderful shores of historic Bosham. Bosham is one of Britain's most popular sailing venues, situated towards the eastern end of Chichester Harbour, an Area of Outstanding Natural Beauty close to Chichester. There is an excellent sailing club, historic church, primary school, two public houses in the centre and a small supermarket on the outskirts. The cathedral city of Chichester offers excellent high street shopping, many fashionable restaurants, cafes and bars, Festival Theatre and a mainline station to London Victoria. Goodwood is located to the north and is famous for its many event days including the world renowned Festival of Speed and Goodwood Revival for motor racing enthusiasts and a season of horse racing including the Qatar Goodwood Festival.

Directions - From Chichester proceed west along the A259, passing through the village of Fishbourne. On entering Bosham, take the turning left into Walton Lane (signposted St Wilfrid's Hospice). Proceed down Walton Lane and follow the road round to the right. Take the first turning on the left into Taylors Lane and Farm End is immediately on the right.
What3words - smirking.handed.nightlife

Chichester District Council - 26/27 Tax Band E £2,947.91 EPC-D

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

