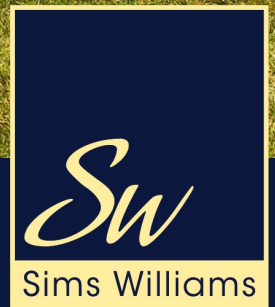




LITTLE DOLPHIN

SMUGGLERS LANE | OLD BOSHAM | PO18 8QP



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SMUGGLERS LANE, OLD BOSHAM, PO18 8QP

POA FREEHOLD

- Direct Frontage To The Foreshore
- Detached Thatched Cottage
- Fabulous Redevelopment Potential
- Large Gardens Leading To The Water
- Electricity Connected
- Mains Water & Drainage
- Ample Off Road Parking
- Vacant Possession

FOR SALE BY TENDER - CLOSURE DATE 30th APRIL 2021 AT 12.00 NOON.

A wonderful opportunity to buy a single storey detached thatched cottage in Smugglers Lane with direct frontage to the water in Bosham Harbour, an Area of Outstanding Natural Beauty.

The property has a pontoon which is shared with a number of other property owners. The cottage would lend itself to re development, subject to all the necessary planning consents or as a charming weekend retreat.

The thatched bungalow has a generous reception room with an open fireplace and a door into a large conservatory with views down to the harbour. The kitchen has a range of counter tops with cupboards and drawers under, range of wall cupboards. 4 plate electric hob, eye level electric oven and grill, space and plumbing for washing machine. Under counter refridgerator. There are 2 bedrooms and a bathroom.

The property is currently approached through a shared driveway to the front garden. It is felt that you could create a driveway should one wish, subject to approval from The Highways Agency, straight onto the property.



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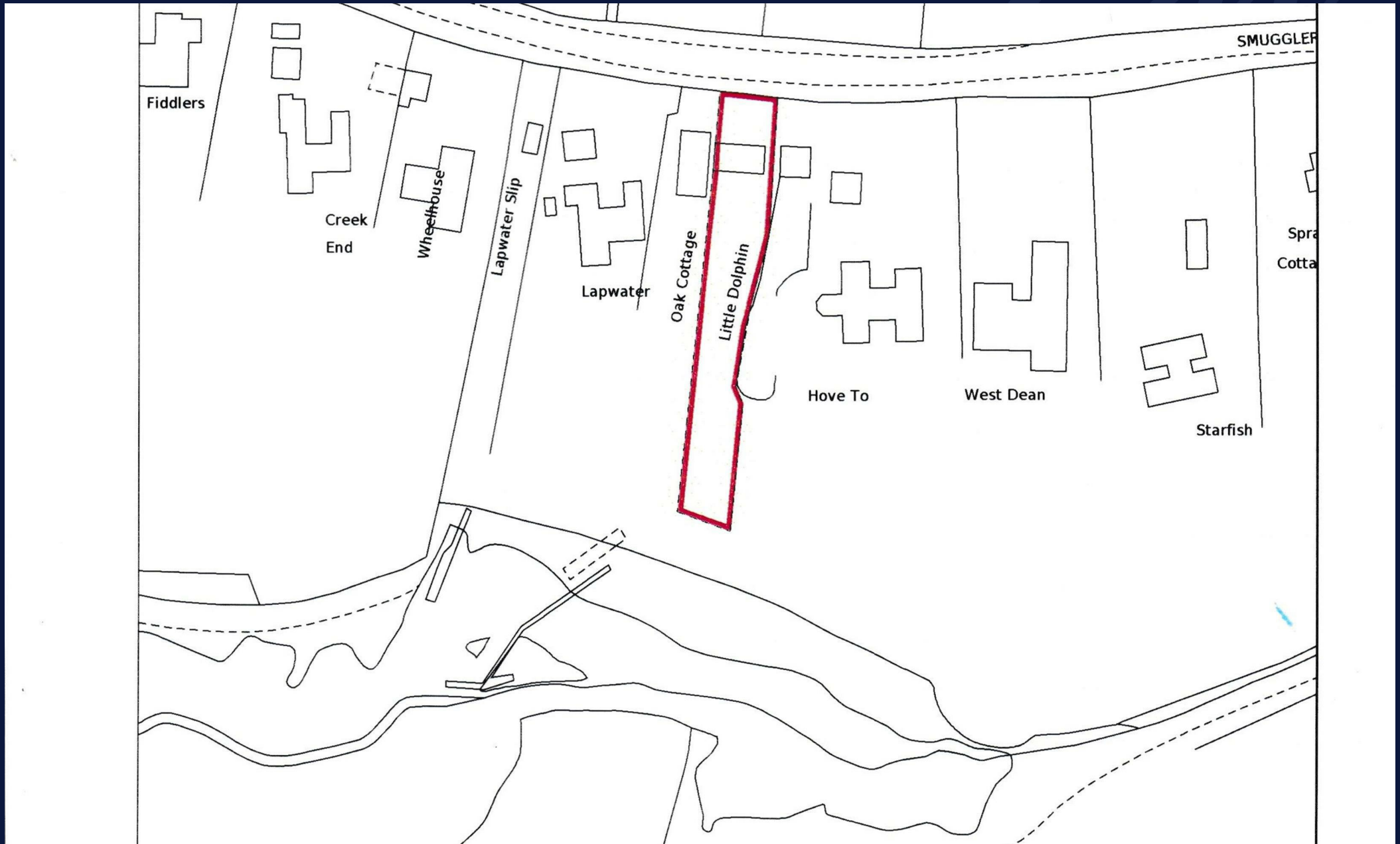
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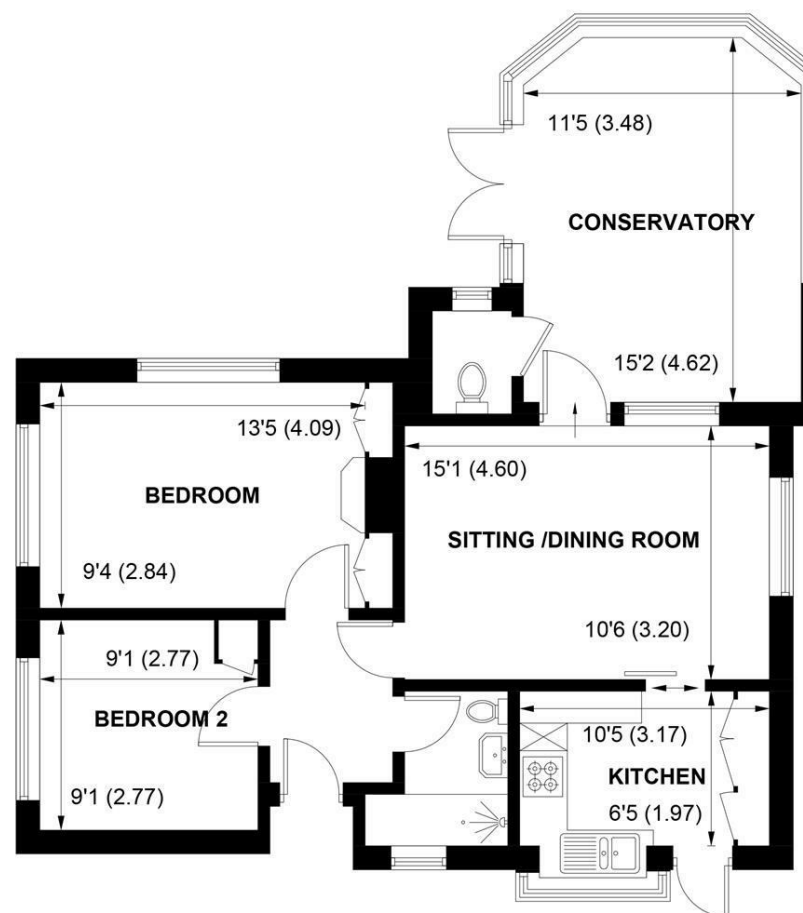
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EPC Band - Current - G Potential - B

Council Tax Band E

On entering Old Bosham from Chichester on the A259 take the first left into Walton Lane. Follow the road along and then take the next left into Taylors Lane. Follow the road for about 3 miles and you will enter Smugglers Lane. Drive for a further 250 yards and Little Dolphin can be found on the left hand side.



APPROXIMATE GROSS INTERNAL AREA = 744 SQ FT / 69.1 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2021 ©

Produced for Sims Williams

Viewing strictly by arrangement via the vendor's Sole Agent Sims Williams.

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.

As the seller's agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property or issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.

8-9 Southgate
Chichester, PO19 1ES

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