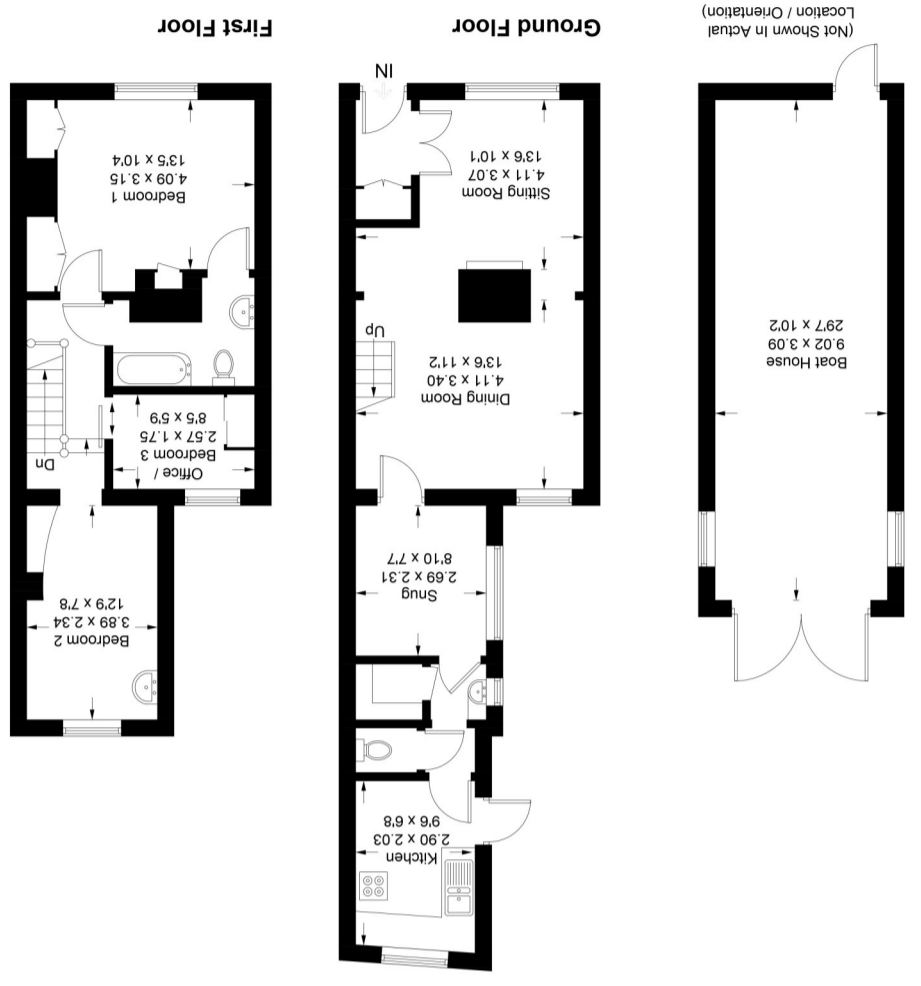
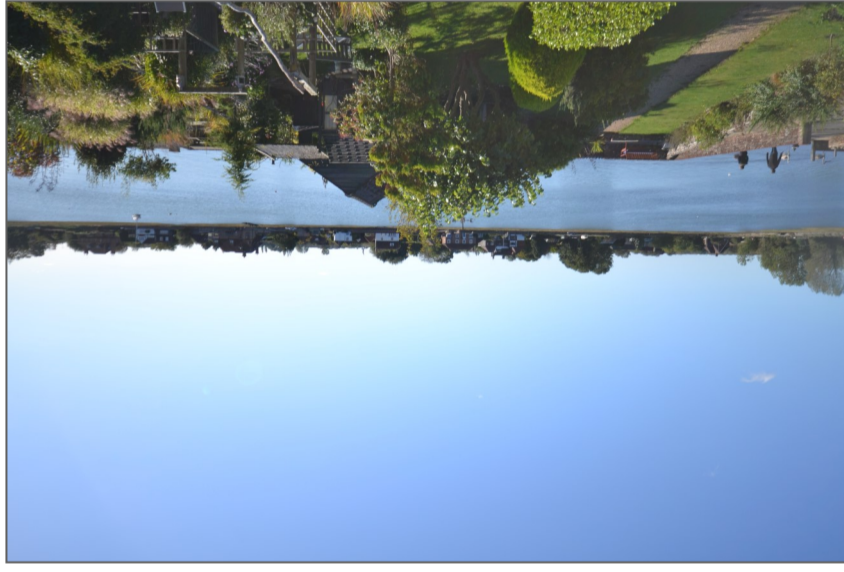


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Created by Emzo Marketing 2021, (ID805723)



8 Mariners Terrace, Shore Road, PO18 8JA
 Approximate Gross Internal Area = 86.0 sq m / 926 sq ft
 Boat House = 28.4 sq m / 306 sq ft
 Total = 114.4 sq m / 1232 sq ft
 Produced for Stride & Sons Estate Agent.



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Mariners Terrace, Bosham

8 Mariners Terrace, Shore Road, Bosham, PO18 8JA.

Situated in the heart of this popular harbour village with frontage on to the stretches of Bosham Reach a charming **Grade II listed period cottage with large brick and tiled boathouse**. The property which is in need of updating comprises three bedrooms with Jack'n'Jill bathroom, delightful cottage garden to the front and a large communal rear garden. There is night storage heating and parking to the rear rented from the Parish Council.

The property is within easy walking distance of the village centre with its two local pubs, Bosham Sailing Club, historic church, range of shops. There is a regular bus service from the Village to Chichester and the main line railway station to the north of the village with connections to Portsmouth, Chichester and London (Victoria).

The accommodation is arranged as follows: Panelled front door to:

ENTRANCE HALL: Electric meter cupboard. Double coats cupboard. Double doors to:

SITTING/DINING ROOM: 13'6 x 10'1. South facing sash window with views to harbour. Central fireplace with original cast iron surround. Night storage heater. Electric radiator. **DINING AREA:** 13'6 x 11'2. Door to:

SNUG: 8'10 x 7'7. Night storage heater. Door to:

REAR LOBBY: Shelved larder cupboard. Wash hand basin.

CLOAKROOM: Low level W.C. Door to:

KITCHEN: 9'6 x 6'8. Range of fitted base and wall cupboards. Inset one and a half bowl stainless steel sink. Plumbing for washing machine. Space for fridge and freezer. Electric cooker point. Extractor fan. Stable door to garden.

Stairs to:

1ST FLOOR LANDING: Hatch with folding ladder to loft.

BEDROOM 1: 13'5 x 10'4. Two fitted double wardrobes with central dressing table with drawers below, mirror and cupboards above. Electric radiator. T.V. aerial and telephone points. Views over Bosham Reach. Door to:

JACK & JILL BATHROOM: Coloured suite comprising panelled bath. Pedestal wash hand basin with light and mirror over. Low level W.C. Extractor fan. Towel rail. Door to landing.

BEDROOM 2: 12'9 x 7'8. Wash hand basin with medicine cupboard over. Night storage heater.

OFFICE/BEDROOM 3: 8'5 x 5'9. Double wardrobe.

SERVICES: All main. (Gas adjacent)

EXTERIOR: To the front of the garden is a good sized lawned garden with paved terrace, flower beds and shrubs. Rose clad arbour. To the far end of the garden is a large brick and tiled **BOATHOUSE** 29'7 x 10'2. Fitted workbench. Part boarded loft. Double doors to the front.

To the rear of the property is a paved patio garden with outside light beyond which is a large communal garden laid to lawn with mature trees and shrubs. Pedestrian access leads to a carpark to the rear which is rented on an annual basis from the Parish Council.

PRICE GUIDE £875,000 FREEHOLD

DIRECTIONS: From Chichester proceed west on the A259 to Bosham. On reaching the roundabout turn left into Delling Lane and at the T-junction turn right into Bosham Lane. Follow the road through the village towards the foreshore. Turn left and proceed into the pay and display car park passing the boat storage and on the right will be parking for the properties at the rear of Mariners Terrace.

Please Note: Neither the heating system nor the services have been checked by the Agents.

