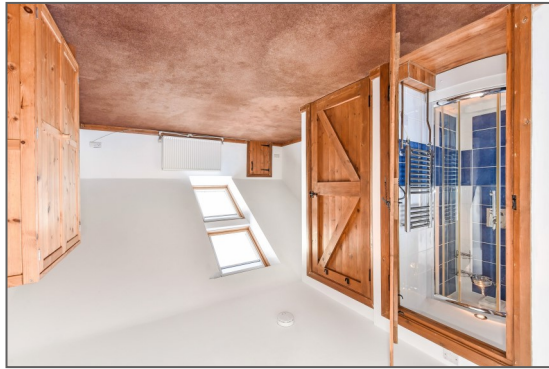
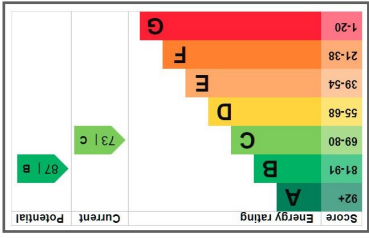


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
 Created by Emzo Marketing 2021. (ID810551)



2 Yachtmans Cottage, Walton Lane, PO18 8QF

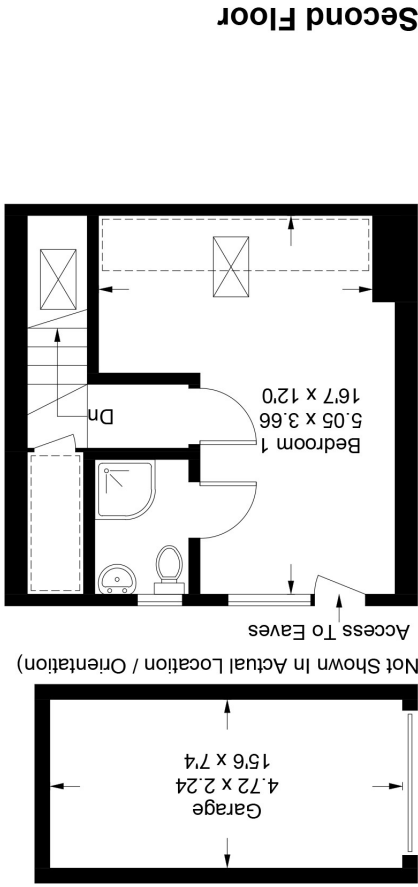
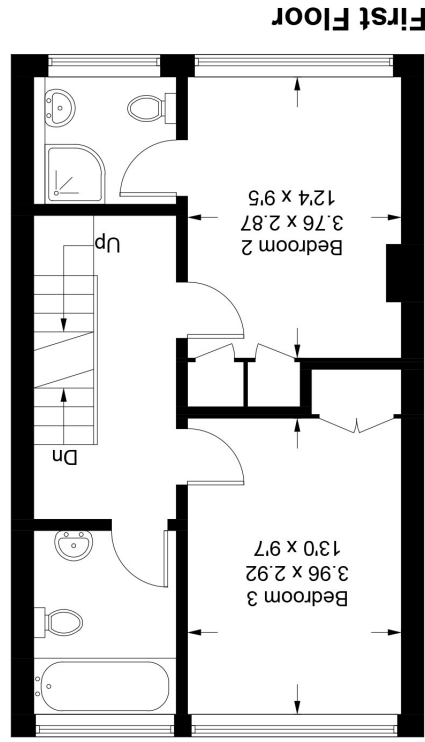
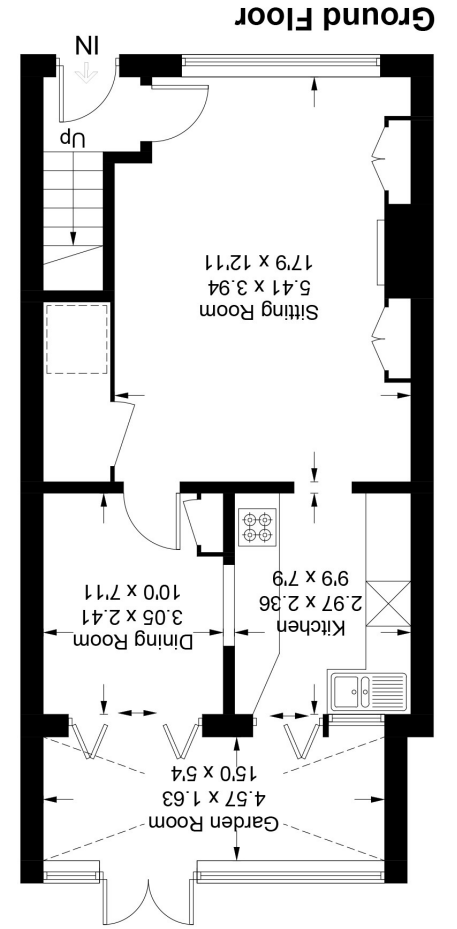
Approximate Gross Internal Area = 117.2 sq m / 1261 sq ft

Garage = 10.6 sq m / 114 sq ft

Total = 127.8 sq m / 1375 sq ft

Produced for Stride & Son Estate Agent.

= Reduced headroom below 1.5m / 5'0"



(Not Shown In Actual Location / Orientation)
 Access To Eaves

STRIDE & SON

Southdown House, St. John's Street, Chichester, PO19 1XQ

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Walton Lane, Bosham

2 Yachtmans Cottages, Walton Lane, Bosham, PO18 8QF.

Situated in this popular harbour village with views over farmland to the front, an attractive **terraced cottage**. The property, which is of brick and part tile hung elevations under a tiled roof, has been the subject of considerable enlargement and now offers **3 bedrooms**, 2 en-suite shower rooms, family bathroom, kitchen/dining room, conservatory extension and a detached garage and storeroom.

The property is within walking distance of Chichester Harbour, Bosham sailing club, two local pubs and local shops and there is a main line railway station approximately 1 mile to the north with connections to Chichester, Portsmouth and London Victoria and a regular bus service to the City centre, approximately 2 ½ miles to the east.

The accommodation is arranged as follows:

Covered porch with double glazed front door to:

- HALL:** Radiator.
- SITTING ROOM:** 17'9 x 12'11. Open fireplace with marble hearth. Recessed bookshelves to either side. Cupboards below. Double radiator. T.V. aerial and telephone points. South facing aspect with views over farmland. Understairs coats and store cupboard. Glazed door to:
- KITCHEN:** 9'9 x 7'9. Well-fitted with range of base and wall cupboards. One and a half bowl stainless steel sink with mixer tap. Plumbing for washing machine and dishwasher. Space for fridge. Indesit electric double oven. Gas hob with cooker hood over. Integral freezer. Fitted breakfast bar.
- DINING AREA:** 10' x 7'11. Radiator. Folding glazed doors to:
- CONSERVATORY:** 15' x 5'4. Space for fridge/freezer. Telephone point. Double radiator. Double glazed doors to rear terrace and garden.

Stairs to:

- 1ST FLOOR LANDING:** Radiator.
- BEDROOM 2:** 12'4 x 9'5. Built in double wardrobe with cupboards over. Radiator. Views over farmland. Door to:
- SHOWER ROOM EN-SUITE:** Fully tiled shower cubicle with thermostat control and glazed screen. Extractor fan. Pedestal wash hand basin with medicine cupboard, light and shaver point over. Low level W.C.
- BEDROOM 3:** 13' x 9'7. Built in double wardrobe with cupboards over. Radiator. T.V. aerial and telephone point.
- BATHROOM:** White suite comprising panelled bath with mixer tap shower attachment. Separate shower unit over with thermostat control. Glazed screen and tiled surround. Low level W.C. Pedestal wash hand basin with light, shaver point and mirror over. Heated ladder rack towel rail. Extractor fan.

Stairs to:

- 2ND FLOOR LANDING:** Large eaves cupboard housing Worcester gas boiler for domestic hot water and central heating. Door to:
- BEDROOM 1:** 16' max into eaves x 12' max (L shaped). Double aspect windows with views south over farmland and north to the Downs. Two double radiators. Two eaves store cupboards.
- SHOWER ROOM EN-SUITE:** Fully tiled shower cubicle with thermostat control and glazed screen. Pedestal wash hand basin with light, shaver point and mirror over. Low level W.C. Extractor fan. Medicine cupboard. Heated ladder rack towel rail.
- SERVICES:** All main.
- EXTERIOR:** To the front of the property is a south facing garden with picket fencing and pebbled terrace. To the rear is paved terrace with a path to the rear gate and bounded by pebbles and shrubs. Outside water tap. Power point. To the rear of the garden is a shared concrete driveway leading to a **single garage 15'6 x 7'4**. Metal up and over door. Door to **storeroom 15' x 3'10**.

PRICE GUIDE £495,000 FREEHOLD

- DIRECTIONS:** Leave Chichester to the west on the A259 passing through Fishbourne village and follow the road for approximately 2 miles. Having passed Hilliers garden centre take the 2nd turning on the left into Walton Lane. Follow the road down bearing right at the bottom and 2 Yachtmans Cottages will be found a short distance along on the right-hand side just opposite Taylors Lane.

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

