

Greenways, Drift Lane, PO18 8PP

Approximate Gross Internal Area = 87.6 sq m / 943 sq ft



Produced for Stride & Sons Estate Agent.



Ground Floor

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. (ID812192)

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Drift Lane, Bosham

Greenways, Drift Lane, Bosham, PO18 8PP.

Situated on the northern side of this popular harbour village and close to Chichester harbour, an extremely well presented detached **3 bedroomed bungalow** with **off street parking, boat hardstanding area and a private rear garden.**

Bosham village centre boasts two local pubs, a sailing club, historic church and a range of shops is and there is a regular bus service from the village to Chichester some 1 ½ miles to the east, and a railway station with connections to Portsmouth, Chichester and London (Victoria).

The accommodation is arranged as follows:

UPVC panelled front door to:

HALL: Polished oak flooring. Coats cupboard. Airing cupboard with lagged copper cylinder (immersion). Potterton gas boiler for domestic hot water and central heating. Hatch to loft. Door to:

SITTING/DINING ROOM: 16' x 11'5. Double aspect room. Open fireplace with cast iron surround and coal effect gas fire. Polished oak flooring. Double radiator. TV aerial point.

KITCHEN: 12'9 x 10'3. Extensive range of shaker style fitted base and wall cupboards with granite worksurfaces. Stoneware Butler sink with mixer tap. Space for range cooker with three ovens and ceramic hob with cooker hood over. Housing for microwave. Integrated fridge and dishwasher. Terracotta tiled floor. Larder cupboard. Radiator. Door to:

UTILITY ROOM: Plumbing for washing machine. Granite worksurface. Radiator. Double glazed patio doors to garden

BEDROOM 1: 18'5 x 9'5. Double aspect room. Radiator.

CLOAKROOM ENSUITE: Low level WC. Wash hand basin. Radiator.

BEDROOM 2: 11'2 x 10'3. Built in double wardrobe with cupboards over. Double radiator.

BEDROOM 3: 10'9 x 8'9. Double radiator with cupboards over. Double radiator.

BATHROOM: White suite comprising panelled bath with mixer tap, tiled surround and separate shower unit over. Pedestal wash hand basin. Low level WC. Towel rail.

SERVICES: All main.

COUNCIL TAX: Band D

EXTERIOR: The property is approached via a brick paved drive with **parking for 2-3 cars**. To the front of the property is a small lawned garden with further **brick paved hardstanding for boat or additional car**. A side gate leads to a good sized lawned rear garden with patio, flowerbeds, timber-built garden shed and additional aluminium store shed. The whole is bounded by hedging giving a good degree of privacy.

PRICE GUIDE: £450,000 FREEHOLD

DIRECTIONS: From Chichester proceed west on the A259 following signs to Bosham and Emsworth. Go straight across at the Bosham roundabout and continue towards Emsworth. Turn right into Drift Lane just beyond The Bosham Inn and continue along the lane where Greenways will be found on the right-hand side of the road just before the railway gates.

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

