



**4 Westward Close,
Bosham,
PO18 8QX**

Guide Price
£575,000 Freehold

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STRIDE & SON

Established 1890

A greatly extended
4 bedroom semi-
detached family
home located in the
popular harbourside
village of Bosham.



4



3



1



C



EPC

72



1,419
sq.ft.

DESCRIPTION:

The property, which has been greatly extended by the current owners, offers well-presented accommodation including a large open-plan reception room/kitchen and cloaks/shower room on the ground floor, three first floor bedrooms and bathroom with a Master bedroom with ensuite on the second floor. It also benefits from gas fired central heating, log burner and UPVC double glazing, and has engineered oak wooden flooring throughout the ground floor.

To the front of the house is a lawned garden area with mature tree and a side gate leads to a good size, west facing rear garden which is laid mostly to lawn with flower borders, a wooden shed and raised vegetable beds.



LOCATION:

Chichester Harbour and Bosham Sailing Club are within a short walk as is the historic village church, popular primary school and shopping facilities. There is a regular bus service to Chichester, approximately 3 ½ miles to the east, as well as a railway station with links to Chichester, Portsmouth and London (Victoria).

A few miles to the northeast lies the Goodwood Estate, famous for its internationally known racecourse, and also playing host to the Festival of Speed and the Revival at its historic motor circuit, which are now prominent events on the social calendar. Goodwood has a private members club, The Kennels, and a country club providing tennis courts, golf courses, gym and indoor swimming pool. The airfield at Goodwood provides facilities for private aircraft.

Energy Rating – Band C

Council Tax Band – Band C

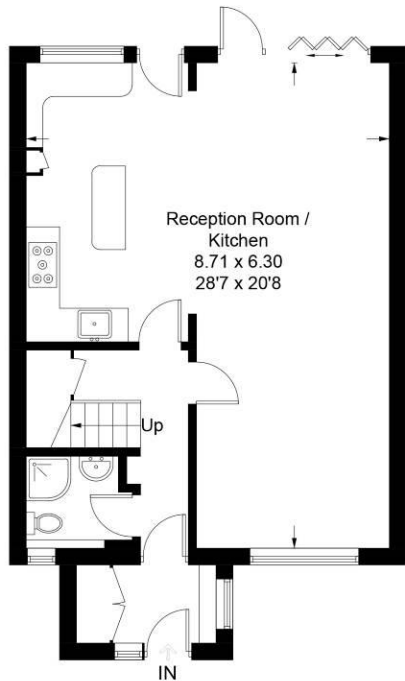
Local Authority – Chichester District Council



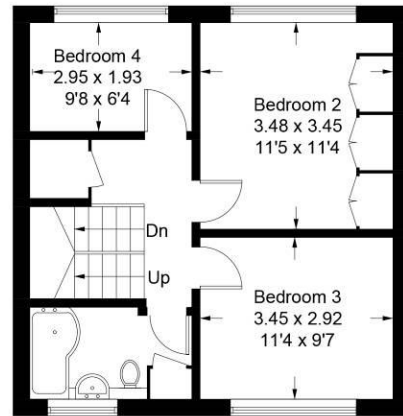
4, Westward Close, PO18 8QX

Approximate Gross Internal Area = 131.8 sq m / 1419 sq ft
 Shed = 7.6 sq m / 82 sq ft
 Total = 139.4 sq m / 1501 sq ft

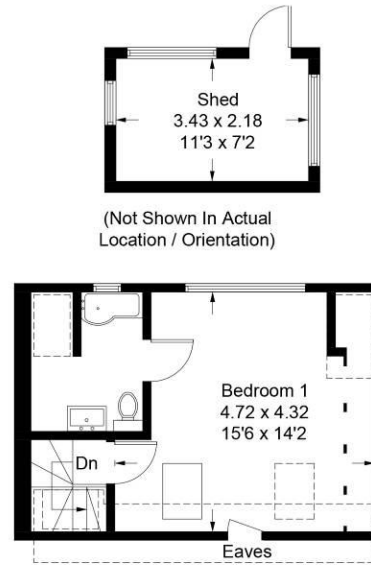
Produced for Stride & Son Estate Agent.



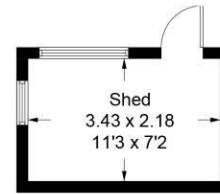
Ground Floor



First Floor



Second Floor



(Not Shown In Actual Location / Orientation)

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 2023. (ID972982)

DIRECTIONS

Leave Chichester exiting the Fishbourne roundabout on the A27 and taking the A259 west towards Fishbourne and Bosham. Proceed through Fishbourne village and upon reaching Bosham, turn left into Walton Lane. Follow the road towards the village centre and then take the next turning on the left into Taylors Lane. After a short distance turn right into Leander Road and then next right into Westward Close. No.4 will be found a short distance along on the lefthand side.

CONTACT

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		